

Professional Services and Fees

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Engagement / Appraisal Type		Report Format	Fee Range
Residential form reports	Single family/condo	URAR	\$350
	Luxury/complex residential	URAR / addenda	\$500+
	Vacant subdivided lot	Form VL-1	\$300
	Single family relocation	ERC-2	\$550
	2-4 unit multifamily	FNMA 1025 / FHLMC 72	\$750+
	Apartment buildings (<25)	FHLMC 71B / 71A	\$2,500-\$4,000
Complex property	Restricted/limited appraisals	Letter/Summary	\$500-\$1,500
	Summary report	Short Narrative	\$2,000-\$3,500
	Complete / Self-contained	Long narrative	\$4,000+
Litigation	Expert witness: Research, inspection, write-up, conferences, deposition, public appearances, and expert testimony	Testimony and/or expert or consulting reports	By quotation
Development consulting	Real estate market research, development analysis, feasibility studies, and profit optimization	Narrative reports, economic models	By quotation
General consulting	Real estate technology, valuation, information systems	Senior appraiser / analyst	\$250/hr

Adjustments: Fees listed apply to "typical" properties located in urban areas. Higher fees apply to rural, mountain, or unusual properties. Volume discounts may apply to the appraisal of multiple similar properties. All fees are subject to revision based upon the requirements of any individual property or situation.

Payment terms: Unless prior arrangements are made: residential appraisal fees are due at property inspection; for larger properties a 50% advance deposit is payable upon acceptance of assignment, with the balance payable upon delivery of our report.

Typical packaging: The fees above assume typical packaging: one original hardcopy report and one photocopy, both with original signatures and with original photographs. MAI review of all residential form appraisals is included.

Electronic delivery: Electronic delivery of form or narrative reports is available with advance notification.

Supplemental Items: Additional charges apply for the following supplemental residential addenda: Completion Certificate FHLMC 442 (\$50); Comparable Rent Schedule FNMA 1007 (\$100); Operating Income Statement FNMA 216 (\$100); Condo/PUD Project Analysis FHLMC 465A (\$75); Operating Budget Analysis FNMA 1073A (\$100).