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You can place and track your orders on the internet!
Visit:

www.metrowestappr.com or www.worldappraisal.com



About Us

Our Company

- National appraisal company
- Extensive nation-wide coverage of all 50 states
- Manage full-time, highly qualified staff appraisers in select locations
- Contract over 2,000 experienced and reliable independent fee appraisers nation-wide

Our Service

- Full-time, friendly and reliable status department – provides personalized tracking, status logs and live support
- Rapid turn around time - within 72 hours from the inspection
- Contact with the property owner is actively pursued to schedule the inspection within 24 hours of the appraisal assignment
- EDI (Electronic Data Interchange) capable – enables reports to be sent directly to an email address in digital format

Our Appraisers

- Licensed by their individual state
- Abide by all Fannie Mae, Freddie Mac and USPAP guidelines
- Maintain full Errors and Omissions Insurance policy
- Over thousands of classroom hours in real estate appraising courses
- Over 25,000 actual appraisals in experience to call upon
- Subscribe to comparable data from various real estate boards
- Professionally designated through local and national appraisal organizations
- Friendly, highly qualified and reliable people

All appraisals are prepared in conformity with the standards set forth by the the American Society of Appraisers and the National Association of Certified Real Property Appraisers. We are also in conformity with Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and its regulations as well as the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.



World Staff Appraisers
(Effective 11-01-2006)

World Appraisal Inc. has staff appraisers in the areas listed below:

<u>Arizona</u>	<u>1004</u>	<u>Int. 2055</u>	<u>Ext. 2055</u>	<u>FHA 1004</u>
Maricopa	\$300	\$300	\$250	N/A
<u>California</u>	<u>1004</u>	<u>Int. 2055</u>	<u>Ext. 2055</u>	<u>FHA 1004</u>
Los Angeles	\$300	\$300	\$250	\$350
Orange	\$300	\$300	\$250	\$350
Riverside	\$350	\$350	\$300	N/A
San Bernardino	\$325	\$325	\$275	\$375
Ventura	\$300	\$300	\$250	N/A
<u>Florida</u>	<u>1004</u>	<u>Int. 2055</u>	<u>Ext. 2055</u>	<u>FHA 1004</u>
Palm Beach	\$350	\$350	\$300	N/A
<u>Georgia</u>	<u>1004</u>	<u>Int. 2055</u>	<u>Ext. 2055</u>	<u>FHA 1004</u>
Bartow	\$300	\$300	\$250	N/A
Cherokee	\$300	\$300	\$250	N/A
Clayton	\$300	\$300	\$250	N/A
Cobb	\$300	\$300	\$250	N/A
Dekalb	\$300	\$300	\$250	N/A
Douglas	\$300	\$300	\$250	N/A
Forsyth	\$300	\$300	\$250	N/A
Fulton	\$300	\$300	\$250	N/A
Gwinnet	\$300	\$300	\$250	N/A
Henry	\$350	\$350	\$300	N/A
Paulding	\$300	\$300	\$250	N/A
<u>Illinois</u>	<u>1004</u>	<u>Int. 2055</u>	<u>Ext. 2055</u>	<u>FHA 1004</u>
Cook	\$275	\$275	\$225	N/A
DuPage	\$300	\$300	\$250	N/A
Grundy	\$300	\$300	\$250	N/A
Will	\$275	\$275	\$225	N/A



World Staff Appraisers
(Effective 11-01-2006)

World Appraisal Inc. has staff appraisers in the areas listed below:

<u>Indiana</u>	<u>1004</u>	<u>Int. 2055</u>	<u>Ext. 2055</u>	<u>FHA 1004</u>
Bartholomew	\$425	\$425	\$375	N/A
Boone	\$375	\$375	\$325	N/A
Brown	\$425	\$425	\$375	N/A
Clinton	\$425	\$425	\$375	N/A
Dearborn	\$425	\$425	\$375	N/A
Franklin	\$425	\$425	\$375	N/A
Grant	\$425	\$425	\$375	N/A
Hamilton	\$300	\$300	\$250	N/A
Hancock	\$300	\$300	\$250	N/A
Hendricks	\$375	\$375	\$325	N/A
Henry	\$425	\$425	\$375	N/A
Howard	\$375	\$375	\$325	N/A
Johnson	\$375	\$375	\$325	N/A
Madison	\$375	\$375	\$325	N/A
Marion	\$300	\$300	\$250	N/A
Montgomery	\$425	\$425	\$375	N/A
Morgan	\$375	\$375	\$325	N/A
Owen	\$425	\$425	\$375	N/A
Putnam	\$425	\$425	\$375	N/A
Ripley	\$425	\$425	\$375	N/A
Rush	\$425	\$425	\$375	N/A
Shelby	\$375	\$375	\$325	N/A
Tipton	\$425	\$425	\$375	N/A

<u>Michigan</u>	<u>1004</u>	<u>Int. 2055</u>	<u>Ext. 2055</u>	<u>FHA 1004</u>
Alcona	\$400	\$400	\$375	\$450
Allegan	\$375	\$375	\$325	\$425
Arenac	\$300	\$300	\$250	\$350
Barry	\$375	\$375	\$325	\$425
Clare	\$300	\$300	\$250	N/A
Clinton	\$300	\$300	\$250	\$350
Eaton	\$300	\$300	\$250	\$350
Gladwin	\$300	\$300	\$250	\$350
Gratiot	\$300	\$300	\$250	\$350
Ingham	\$300	\$300	\$250	\$350
Ionia	\$375	\$375	\$325	\$425
Iosco	\$300	\$300	\$250	\$350
Isabella	\$300	\$300	\$250	N/A
Jackson	\$300	\$300	\$250	\$350
Kent	\$375	\$375	\$325	\$425
Mecosta	\$300	\$300	\$250	N/A
Montcalm	\$375	\$375	\$325	\$425
Muskegon	\$375	\$375	\$325	\$425
Newaygo	\$375	\$375	\$325	\$425
Ogemaw	\$375	\$375	\$325	N/A
Osceola	\$300	\$300	\$250	N/A
Oscoda	\$400	\$400	\$375	\$450
Ottawa	\$375	\$375	\$325	\$425
Roscommon	\$375	\$375	\$325	\$425



World Staff Appraisers
(Effective 11-01-2006)

World Appraisal Inc. has staff appraisers in the areas listed below:

<u>Missouri</u>	<u>1004</u>	<u>Int. 2055</u>	<u>Ext. 2055</u>	<u>FHA 1004</u>
Franklin	\$290	\$290	\$240	N/A
Jefferson	\$290	\$290	\$240	N/A
Lincoln	\$290	\$290	\$240	N/A
St. Charles	\$290	\$290	\$240	N/A
St. Francois	\$290	\$290	\$240	N/A
St. Louis	\$290	\$290	\$240	N/A
St. Louis City	\$290	\$290	\$240	N/A
Ste. Genevieve	\$290	\$290	\$240	N/A
Warren	\$290	\$290	\$240	N/A

<u>New York</u>	<u>1004</u>	<u>Int. 2055</u>	<u>Ext. 2055</u>	<u>FHA 1004</u>
Nassau	\$300	\$300	\$250	N/A

<u>Ohio</u>	<u>1004</u>	<u>Int. 2055</u>	<u>Ext. 2055</u>	<u>FHA 1004</u>
Butler	\$290	\$290	\$240	N/A
Champaign	\$290	\$290	\$240	N/A
Clark	\$290	\$290	\$240	N/A
Clermont	\$290	\$290	\$240	N/A
Greene	\$290	\$290	\$240	N/A
Hamilton	\$290	\$290	\$240	N/A
Miami	\$290	\$290	\$240	N/A
Montgomery	\$290	\$290	\$240	N/A
Preble	\$290	\$290	\$240	N/A
Warren	\$290	\$290	\$240	N/A

<u>South Carolina</u>	<u>1004</u>	<u>Int. 2055</u>	<u>Ext. 2055</u>	<u>FHA 1004</u>
Anderson	\$300	\$300	\$250	\$350
Greenville	\$300	\$300	\$250	\$350
Pickens	\$300	\$300	\$250	\$350
Spartanburg	\$300	\$300	\$250	\$350

<u>Utah</u>	<u>1004</u>	<u>Int. 2055</u>	<u>Ext. 2055</u>	<u>FHA 1004</u>
Cache	\$290	\$290	\$240	\$400
Davis	\$290	\$290	\$240	\$400
Iron	\$290	\$290	\$240	\$400
Morgan	\$290	\$290	\$240	\$400
Salt Lake	\$290	\$290	\$240	\$400
Tooele	\$290	\$290	\$240	\$400
Utah	\$290	\$290	\$240	\$400
Weber	\$290	\$290	\$240	\$400

** For more coverage areas across the United States please contact us at:
info@worldappraisal.com



World Appraisal Contacts:

We have a full-time customer service, appraisal review, and clerical staff that is ready and eager to help with all of your appraisal needs. We guarantee that you will be able to reach someone with the knowledge and capability to assist you with any questions or concerns.

Amanda Brooks – World & Metro-West Appraisal - Vice President of Operations, Ext. 1120

E-mail – abrooks@worldappraisal.com

- Operational issues

Stephanie LeBlanc – World Appraisal - Operations Manager, Ext. 1401

E-mail – sleblanc@worldappraisal.com

- Status and appointment issues

Lynn McComb – World & Metro-West Appraisal – Accounting Manager, Ext. 1118

E-mail – lmccomb@worldappraisal.com

- Billing issues

Lisa Rahaim – World & Metro-West Appraisal – Director of Marketing, Ext. 1123

E-mail – lrhaim@worldappraisal.com

- Requests for appraiser licenses and resumes
- Requests for Errors and Omission Insurance

Angela Bahr – World Appraisal - Customer Service Representative, Ext. 1405

E-mail – abahr@worldappraisal.com

- Status and appointment issues

Crystal Thomas – World Appraisal - Customer Service Representative, Ext. 1406

E-mail – cthomas@worldappraisal.com

- Appraiser recruitment, order issues and appraisal reviews

To expedite your needs, please direct all requests to the appropriate email address:

Status Requests: status@worldappraisal.com
Cancellations: cancellations@worldappraisal.com
Revision Requests: revisions@worldappraisal.com
Value Issues: valueissues@worldappraisal.com
Orders: orders@worldappraisal.com

About Us

Our Company

- Formed in 1987, Metro-West Appraisal has grown to be one of the largest independent residential appraisal companies across the country
- Offices located in Farmington Hills, MI; Grand Blanc, MI; Tampa, FL and Orlando, FL
- Extensive coverage servicing Michigan, Ohio and Florida counties
- Confidence in our personable staff to ensure quality and speed to maintain your competitive edge
- Accepting assignments from mortgage companies, savings and loan institutions, banks, relocation companies, review assignments, lawyers, CPAs and individual clients

Our Service

- Electronic Data Interchange (EDI) capabilities - enables reports to be sent directly to an email address in digital format
- Borrower contact is made within 24 hours of receipt of order
- Appraisal delivery within 72 hours from inspection
- Excellent turnaround time - 24 hours for desk reviews, 72 hours for field reviews
- Full-time, highly qualified and friendly staff appraisers
- Full-time, thorough and friendly status department with extensive support
- Automatic emails notifying order received, appointment date and value
- Full-time processing department which reviews appraisals prior to delivery

Our Staff Appraisers

- We have over 40 staff appraisers, many FHA and VA approved
- State Certified Appraisers to handle transaction amounts over \$1 million
- Approved by several of the nation's largest lenders: Quicken Loans, LaSalle, Indy Mac, Countrywide, GMAC, Fifth Third and hundreds more
- Maintain full Errors and Omissions Insurance Policy (\$1,000,000 aggregate)
- Abide by all Fannie Mae, Freddie Mac and USPAP guidelines
- Over 10,000 classroom hours in real estate appraising courses
- Affiliated with local and national appraisal organizations
- Subscribe to an extensive list of real estate boards
- Over 250,000 actual appraisals in experience to draw upon

All appraisals are prepared in conformity with the standards set forth by the American Society of Appraisers and the National Association of Certified Real Property Appraisers. We are also in conformity with Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and its regulations as well as the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.



Michigan
Service Area and Fee Schedule
(Effective 10-01-2006)

E-mail: orders@metrowestappr.com

We provide full coverage for all cities within Bay, Genesee, Lenawee, Lapeer, Livingston, Macomb, Monroe, Midland, Oakland, Saginaw, Shiawassee, St. Clair, Tuscola, Washtenaw and Wayne counties.

Farmington Hills Corporate office services: Lenawee, Macomb, Monroe, Oakland, Washtenaw and Wayne counties.

Grand Blanc Branch office services: Bay, Genesee, Lapeer, Livingston, Midland, Shiawassee, Saginaw, St. Clair and Tuscola counties.

Please add \$25 for Bay, Lapeer, Lenawee, Midland, Monroe, Saginaw, St. Clair and Tuscola.

All Serviced Counties/Conventional:

Fannie Mae Form #1004/Freddie Mac Form #70 (Single Family)	\$300.00
Fannie Mae Form #1073/Freddie Mac Form #465 (Condominium)	\$300.00
Fannie Mae Form #1075 (Exterior Condominium)	\$250.00
Fannie Mae #2055 (Interior and exterior inspection)	\$300.00
Fannie Mae #2055 (Exterior inspection only with comparable photos)	\$250.00
Fannie Mae #2065 (Exterior inspection only with comparable photos)	\$225.00
Fannie Mae #2075 (Exterior inspection only)	\$150.00
Freddie Mac #704 (Drive-By with comparable photos)	\$225.00

All Serviced Counties/FHA:

One Living Unit (Existing, Proposed or Condominium)	\$350.00
FHA 1004C (Manufactured)	\$400.00
FHA 1073 (Condominium)	\$350.00
FHA #1025 (Multi-Family)	\$550.00
Repair inspection/snowclad/re-inspection of property reject	\$150.00
203(k) Substantial Rehabilitation (1) 1.5 times above applicable rate.	

Additional Forms:

Fannie Mae Form #216/Freddie Mac Form #998 (Operating Inc. Stmt.)	\$ 75.00
Fannie Mae Form #1007/Freddie Mac Form #1000 (Comp. Rent Schedule)	\$ 75.00
Update Letter (Formerly Recertification Letter, without photos) #1004D	\$100.00
Update Letter (with photos) #1004D	\$125.00
Final Inspection Form #1004D	\$150.00
Draw Inspection	\$150.00
Vacant Land	\$300.00
RELO	\$575.00
REO	\$425.00
Field Review Form #2000 FNMA (With Subject & Comp Photos)	\$250.00
Desk Top Review Form #2006 FNMA	\$150.00

Multi-Family Residences:

Fannie Mae Form #1025/Freddie Mac Form #72 (Small Income Property) 2-4 Units	\$550.00
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Jumbo Loans:

Loan amount of \$417 –\$499K	\$350.00
Loan amount of \$500K – \$999K	\$450.00
For loan amounts over \$1 million please call for a quote	Quote

Miscellaneous Fees:

Inspection Fee	\$150.00
FHA Inspection Fee	\$175.00
Trip Fee	\$ 75.00
Reappraisal with Inspection	\$200.00

Appraisals that require two additional listings and/or a pending sale for either the Fannie Mae #1004 or Freddie Mac #70 add \$50. We are EDI capable and can email all appraisals to your company in ACI, ENV or PDF format. If your file must be sent overnight please add \$20.00. **We have state certified appraisers, which is required by law to do appraisals on sales over \$1 million and refinances with a loan amount over \$1 million.**



Florida
Service Area and Fee Schedule

(Effective 10-01-2006)

E-mail: orders@metrowestappr.com

We provide full coverage for all cities within Brevard, Hernando, Hillsborough, Lake, Manatee, Marion, Orange, Osceola, Pasco, Pinellas, Polk, Sarasota, Seminole, Sumter and Volusia counties.

Tampa office services: Hernando, Hillsborough, Manatee, Marion, Pasco, Pinellas, Polk, Sarasota and Sumter counties.

Orlando Branch office services: Brevard, Lake, Orange, Osceola, Polk, Seminole and Volusia counties.

All Serviced Counties/Conventional:

Fannie Mae Form #1004/Freddie Mac Form #70 (Single Family)	\$325.00
Fannie Mae Form #1073/Freddie Mac Form #465 (Condominium)	\$325.00
Fannie Mae Form #1075 (Exterior Condominium)	\$275.00
Fannie Mae #2055 (Interior and exterior inspection)	\$325.00
Fannie Mae #2055 (Exterior inspection only with comparable photos)	\$275.00
Fannie Mae #2065 (Exterior inspection only with comparable photos)	\$250.00
Fannie Mae #2075 (Exterior inspection only)	\$150.00
Freddie Mac #704 (Drive-By with comparable photos)	\$250.00

All Serviced Counties/FHA:

One Living Unit (Existing, Proposed or Condominium)	\$375.00
FHA 1004C (Manufactured)	\$425.00
FHA 1073 (Condominium)	\$375.00
FHA #1025 (Muti-Family)	\$575.00
Repair inspection/re-inspection of property reject	\$175.00
203(k) Substantial Rehabilitation (1) 1.5 times above applicable rate.	

Additional Forms:

Fannie Mae Form #216/Freddie Mac Form #998 (Operating Inc. Stmt.)	\$ 75.00
Fannie Mae Form #1007/Freddie Mac Form #1000 (Comp. Rent Schedule)	\$ 75.00
Update Letter (Formerly Recertification Letter, without photos) #1004D	\$100.00
Update Letter (with photos) #1004D	\$125.00
Final Inspection Form #1004D	\$150.00
Draw Inspection	\$150.00
Vacant Land	\$325.00
RELO	\$600.00
REO	\$450.00
Field Review Form #2000 FMNA (With Subject & Comp Photos)	\$275.00
Desk Top Review Form #2006 FMNA	\$175.00

Multi-Family Residences:

Fannie Mae Form #1025/Freddie Mac Form #72 (Small Income Property) 2-4 Units	\$575.00
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Jumbo Loans:

Loan amount of \$417 – \$499K	\$375.00
Loan amount of \$500K – \$999K	\$475.00
For loan amounts over \$1 million please call for a quote	Quote

Miscellaneous Fees:

Inspection Fee	\$150.00
FHA Inspection Fee	\$175.00
Trip Fee	\$ 75.00
Reappraisal with Inspection	\$200.00

Appraisals that require two additional listings and/or a pending sale for either the Fannie Mae #1004 or Freddie Mac #70 add \$50. We are EDI capable and can email all appraisals to your company in ACI or PDF format. If your file must be sent overnight please add \$20.00. **All of our appraisers are state certified which is required by Florida state law.**



Ohio
Service Area and Fee Schedule
(Effective 12-01-2006)

E-mail: orders@metrowestappr.com

We provide full coverage for all cities within Lucas County.

All Serviced Counties/Conventional:

Fannie Mae Form #1004/Freddie Mac Form #70 (Single Family)	\$300.00
Fannie Mae Form #1073/Freddie Mac Form #465 (Condominium)	\$300.00
Fannie Mae Form #1075 (Exterior Condominium)	\$250.00
Fannie Mae #2055 (Interior and exterior inspection)	\$300.00
Fannie Mae #2055 (Exterior inspection only with comparable photos)	\$250.00
Fannie Mae #2065 (Exterior inspection only with comparable photos)	\$225.00
Fannie Mae #2075 (Exterior inspection only)	\$150.00
Freddie Mac #704 (Drive-By with comparable photos)	\$225.00

Additional Forms:

Fannie Mae Form #216/Freddie Mac Form #998 (Operating Inc. Stmt.)	\$ 75.00
Fannie Mae Form #1007/Freddie Mac Form #1000 (Comp. Rent Schedule)	\$ 75.00
Update Letter (Formerly Recertification Letter, without photos) #1004D	\$100.00
Update Letter (with photos) #1004D	\$125.00
Final Inspection Form #1004D	\$150.00
Draw Inspection	\$150.00
Vacant Land	\$300.00
RELO	\$575.00
REO	\$425.00
Field Review Form #2000 FNMA (With Subject & Comp Photos)	\$250.00
Desk Top Review Form #2006 FNMA	\$150.00

Multi-Family Residences:

Fannie Mae Form #1025/Freddie Mac Form #72 (Small Income Property) 2-4 Units	\$550.00
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Jumbo Loans:

Loan amount of \$417 –\$499K	\$350.00
Loan amount of \$500K – \$999K	\$450.00

Miscellaneous Fees:

Inspection Fee	\$150.00
FHA Inspection Fee	\$175.00
Trip Fee	\$ 75.00
Reappraisal with Inspection	\$200.00

Appraisals that require two additional listings and/or a pending sale for either the Fannie Mae #1004 or Freddie Mac #70 add \$50. We are EDI capable and can email all appraisals to your company in ACI, ENV or PDF format. If your file must be sent overnight please add \$20.00.



Metro-West Appraisal Contacts:

We have a full-time customer service, appraisal review and clerical staff that is ready and eager to help with all of your appraisal needs. We guarantee that you will be able to reach someone with the knowledge and capability to assist you with any questions or concerns.

Amanda Brooks – Metro-West & World Appraisal - Vice President of Operations, Ext. 1120

E-mail – abrooks@metrowestappr.com

- Operational issues

Andy McInnes – Metro-West Appraisal - Chief Staff Appraiser, Ext. 1121

E-mail - amcinnnes@metrowestappr.com

- Field and Desk Reviews, new constructions, value problems and technical appraisal questions

Lynn McComb – Metro-West & World Appraisal – Accounting Manager, Ext. 1118

E-mail - lmccomb@metrowestappr.com

- Billing issues

Lisa Rahaim – Metro-West & World Appraisal - Director of Marketing, Ext. 1123

E-mail – lrhaim@metrowestappr.com

- Requests for appraiser licenses and resumes
- Requests for Errors and Omission Insurance

Sheila Shelton – Metro-West Appraisal - Processing Manager, Ext. 1124

E-mail - sshelton@metrowestappr.com

- Revisions, appraisal delivery, re-transmissions and locating rushes

Kathy Troyan – Metro-West Appraisal - Customer Service Representative, Ext. 1156

E-mail – ktroyan@metrowestappr.com

- Status and appointment issues
- Cancellations

Jessica Pieknik – Metro-West Appraisal - Customer Service Representative, Ext. 1100

E-mail - jfinnerty@metrowestappr.com

- Retypes and update letters

To expedite your needs, please direct all requests to the appropriate email address:

Status Requests: status@metrowestappr.com
Cancellations: cancellations@metrowestappr.com
Revision Requests: revisions@metrowestappr.com
Value Issues: valueissues@metrowestappr.com
Orders: orders@metrowestappr.com