



Greater Metropolitan Minneapolis Area Fee Schedule

	Client Estimated Value/Sales Price		
<u>Conventional Single Family Residential/PUD (Form 1004)* & Condominiums (Form 1073)*</u>	\$0-\$999,000		\$325.00
	\$999,001+		QUOTE
<u>Outside Greater Metropolitan Minneapolis Area*</u>			QUOTE
<u>Manufactured Home Addendum</u>			\$50.00
<u>Multi-Family (2-4 Units)</u>			\$550.00
<u>FHA Appraisals</u>			\$375.00
<u>VA Appraisals</u>			
Existing Home			\$375.00
New Construction			\$425.00
Existing Condominiums			\$395.00
<u>Exterior Inspections</u>			
Form 2055, 2065, 704			\$225.00
Form 2070, 2075			\$190.00
<u>Land Appraisals</u>			QUOTE
<u>Update Appraisal (Formally "Recertification of Value")</u>			\$100.00
<u>"Retype"/Second Appraisal</u>	Minimum		\$125.00
<u>Operating Income Statement & Rent Schedule</u>			\$75.00
<u>Appraisal Reviews</u>			
Desk Review			\$125.00
Desk Review Enhanced with 2 additional comps			\$150.00
Field Review			\$175.00
Field Review Enhanced with 2 additional comps			\$200.00

***FEES FOR APPRAISALS ARE IN NO WAY CONTINGENT ON FINAL VALUATION OF PROPERTY.** Tiered fee schedule is an estimate only, to be used as a guide for quoting initial fees for good faith estimates. Fees are always a function of the amount of time committed to accurately complete the assignment and are based on "standard" appraisals versus "complex" appraisals. Standard appraisals are always based on the lowest fee on schedule for each form. Josephs Appraisal Group (JAG) reserves the right to quote a higher fee on custom/complex properties, included but not limited to an estate, waterfront, house greater than 3,000 square feet, a manufactured home, rural home, atypical house or any lot greater than one-half acre. Clients with custom/complex properties are always notified prior to the assignment for fee approval to continue with the order. Again, fees are not based on a value conclusion.

Additional fees may apply for multiple trips for incomplete final inspections, missed appointments without prior notification, and drive time for appraisals or inspections not in the immediate Greater Metropolitan Minneapolis Area. Uncollected fees are the responsibility of "Client" ordering the service. Fees are subject to change without notice.

Effective Date 05/15/08 – FEES SUBJECT TO CHANGE. PLEASE CHECK WEBSITE FOR MOST CURRENT FEE SCHEDULE.



Accepted

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