

**Step 1: Find the base fee for product desired**

Appraisal Services with Area Level Fees

Location	Product		
	1004/1073	1025	2055/1075
Alabama	525	725	425
Alaska	Quote	Quote	Quote
Arizona	495	695	425
Arizona – County: Coconino	525	725	Quote
Arkansas	575	775	475
California	500	725	395
Colorado	625	825	515
Colorado – Cities: Aspen, Carbondale, Mountain Village, Placerville, Telluride	1000	1200	Quote
Colorado – Cities: Snowmass, Snowmass Village	800	1000	Quote
Connecticut	525	725	395
Delaware	520	720	395
District of Columbia	510	710	355
Florida	495	695	395
Georgia	525	725	395
Hawaii	650	850	515
Idaho	595	795	485
Illinois	495	695	395
Indiana	495	695	405
Iowa	495	695	475
Kansas	500	700	425
Kentucky	485	685	415
Louisiana	525	725	425
Maine	525	725	455
Maryland	495	695	385
Massachusetts	495	695	385
Michigan	485	685	395
Minnesota	510	710	425
Mississippi	500	700	375
Missouri	495	695	425
Montana	900	1100	645
Nebraska	525	725	455
Nevada	515	715	395
Nevada – County: Elko	635	835	515
New Hampshire	515	715	415
New Jersey	495	695	385
New Mexico	645	845	455
New York	470	695	395
North Carolina	510	710	415
North Dakota	900	1100	645
Ohio	475	675	395
Oklahoma	535	735	425
Oregon	625	825	515
Oregon – Cities: Salem, Brookings, Roseburg, Klamath Falls, Pendleton	750	950	Quote
Pennsylvania	495	695	415
Rhode Island	465	695	385
South Carolina	495	695	395
South Dakota	900	1100	645
Tennessee	495	695	425
Texas	500	700	365
Utah	525	725	425
Vermont	550	750	465
Virginia	500	700	395
Washington	625	725	515
Washington – Counties: Walla Walla, Clallam, Jefferson, Grays Harbor, Mason, Kitsap, Pacific, Cowlitz, Clark, Wahkaikum, Klickitat	675	875	Quote
Washington – Counties: San Juan Island	Quote	Quote	Quote
West Virginia	575	775	445
Wisconsin	495	695	425
Wyoming	900	1100	645

Appraisal Services with National Level Fees

Product	Fee
Update / Re-inspect (1004d)	150 (175 in green states)
Update / Value (1004d)	200
Operating Income (216)	100
Rent Schedule (1007)	125
Upgrade to FHA w/within 30 days	150
Property Inspection 2070/2075	200
Disaster Cert/Interior	150



Step 2: Calculate add-on pricing if applicable

Item	Add-on Cost
FHA/USDA	+50
FHA 203K	+250
Operating Income (216)	+100
Rent Schedule (1007)	+125
Trip fee for missed appointment	+75

Note: FHA/USDA add-on costs are not applicable on 1004D products



Step 3: Review Sierra Pacific Mortgage's Cancellation Policy

Cancellation Policy
All orders are subject to the following cancellation fees:
<ul style="list-style-type: none"> <li>\$15 prior to inspection due to credit card transaction fees.</li> <li>\$250 after inspection but prior to report completion.</li> <li>Full Fee – Once report is complete / in compliance with AIR</li> </ul>



Step 4: Go to page two to calculate complexity factors



Step 5: Add Situational & Location Adjustments

Item	Add on
Rush Order	+125
Waterfront	+100
Solar Addendum (required for solar energy homes)	+100
Manufactured Home	+100
Condo-tel	+\$100
Rural or Remote - 20 miles outside of closest metropolitan area	Quote
Agriculture or Mixed Use	+100
Surrounding Amenities (Golf Course or Gated)	+100
Island/Estate	Call SPM For Quote
Outbuildings on Property	Call SPM For Quote
Non-Permitted Additions	Call SPM For Quote
Unique Construction	Call SPM For Quote
Mountain or Lake Resort Community	Call SPM For Quote



Step 6: Add Property Characteristic Adjustments  
Instructions: Apply only 1 of the boxes below

Tier 1	Add
<b>If any one of the property characteristic below exceeds the ranges in this box, move to next tier. Otherwise, the order is subject to fall within the increase amount to the right.</b>	<b>\$0</b>
Characteristic	Range
Estimated Value	Under 1 Million
GLA	Under 2999 sq ft
Lot Size	Under 1 acre

OR

Tier 2	Add
<b>If any one of the property characteristic below exceeds the ranges in this box, move to next tier. Otherwise, the order is subject to fall within the increase amount to the right.</b>	<b>\$100 - \$200</b>
Characteristic	Range
Estimated Value	Between 1 – 2 Million
GLA	3000 – 3999 sq ft
Lot Size	1 – 3 acres

OR

Tier 3	Add
<b>If any one of the property characteristic below exceeds the ranges in this box, move to next tier. Otherwise, the order is subject to fall within the increase amount to the right.</b>	<b>\$300 - \$500</b>
Characteristic	Range
Estimated Value	Between 2 – 4 Million
GLA	4000 – 5999 sq ft
Lot Size	4 – 10 acres
<b>** Tier 3 add-on will automatically apply for Mountain or Resort Properties outside of the specific AZ, CO, WA, NV, and OR markets listed in the location section above**</b>	

**Note: The incremental charges in each tier are subject to change depending on the property. Our AMCs will charge the best possible fee once the order is received, but cannot guarantee a lower increase cost will apply. Please use the figures above as a baseline to calculate your appraisal cost.**