



James Bobb & Associates, Inc.

Fee Schedule

Effective February 15, 2006

Full Appraisal Reports:

Yes we accept....



Single Family Residential - 1004 Note: For acreage properties, horse properties, unique properties or over \$1,000,000. Please call for quote.	\$350.
Add: Cost Approach—(non fannie mae product)	\$25.
Cost Approach with Area Land Sales Analysis	\$50.
FHA Appraisal Report with addendums - 1004	\$375.
FHA New Construction Appraisal Report - 1004	\$400.
Condominium/Townhouse Appraisal Report - Form 1073	\$350.
Manufactured Home Appraisal Report—Form 1004C	\$375.
2-4 Unit Residential Appraisal Report - form 1025	\$650.



Limited Appraisal Reports:

Limited Exterior Only - form 2055	\$300.
--	---------------

Review Appraisal Reports:

Desk Top Review Appraisal Report	Call
Field Review Appraisal Report - 2000 (A Full Appraisal)	Call



Additional Services:

Land Appraisal Report	Call
Final Completion Inspection - form 442	\$75.
FHA Compliance Inspection Report - CIR	\$75.
Appraisal Update - New effective date	\$175.
Operating Income Statement - form 216	\$50.
Survey of Rents - form 1007	\$50.
Cancellation after Inspection	\$75.
Out-of-Area Trip Charge (Pima & Pinal Counties)	\$75.



Type of Delivery:

Electronic "e-delivery"	N/C
Each printed copy sent via surface mail	\$10.
Priority, overnight or courier delivery	\$25.



All professional service fees are considered due upon inspection of the property and payable at the door or upon receipt of appraisal report & invoice unless other arrangements have been made in advance.* Fees are past due after 30 days. Any fees incurred in the collection process including late fees, attorney's fees and court costs are the responsibility of the Client/Loan Officer/Lender. The obligation of the Client/Loan Officer/Lender for the professional fee is not based on any condition of the loan in terms of the loan closing or funding.

The Uniform Standards of Professional Appraisal Practice(USPAP) standards rule 2-3 prohibits compensation based on the reporting of a predetermined value or direction in value that favors a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. This appraisal firm will not accept an appraisal order whereas the fee for service is to be paid only if a pre-determined value or result is reached. *- All clients that choose to utilize the net 30 billing process must have a signed employment agreement form on file.