



Rocky Mountain Appraisal, LLC

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APPRAISAL PROPOSAL/ENGAGEMENT For Professional Appraisal Services

Reference file 24-TBDCCJ

Appraisal Proposal for Appraisal Services ~

<i>parcel</i>	<i>service</i>	<i>Est day completion</i>	<i>Fee</i>	<i>Initial acceptance</i>

To whom it may concern,

In accordance with your request for a proposal of services, please find the following proposal for the above captioned possible assignment. I am qualified and I have experience valuing this type of property and improvements.

The scope of work:

1-Review recent market data including but not limited to sales, incomes, listings, pending and contracts to determine the as is market value of the subject. Effective date is: , ~ valuations, the subject properties together with any applicable onsite and offsite improvements with a result to meet the ARS definition of “Market Value” with a current effective date.

Scope of work to include Inspect the subject property, measure the property, gather public record information regarding the property, analysis valuation impact of the improvements, perform in depth analysis of market data and develop a reliable and logical conclusion to value with respect to the market, and all other applicable approaches to value. Reconcile all approaches to value into a final logical and supported opinion of value. Report the findings in a narrative report in compliance with the Uniform Standards of Professional Appraisal Practices 2023-2024 edition. The level of development and report will meet the normal expectations of users and the intended use of this assignment as performed by expected professionals practicing within the appraisal industry.

The valuation will reflect the as is market value which is defined within this proposal. To include:

“As Is” Value Scope of work to include the sales approaches to value. Specific Scope of work to include total market value of subject as is condition.

Summary Appraisal Report Sales approach to include all applicable sales comparison scenarios to include As Is land value with current improvements should they apply and the income approach to value if applicable.

It is understood and agreed that the intended user is the client’s own use to know the current “as is” market value for pending family court matter that is the specific use of this assignment together with the accompanying results. No other user or use is intended, and the assignment is not in connection with a loan or mortgage application and not intended to be used for that purpose. The named “client/ or duly authorized representative” for contact for the appraiser is, _____ phone _____ email of, _____. It is further directed that all appraisal reports be delivered via email to Ms. Sauer or as she directs. The client is duly authorized to review/ accept this proposal/engagement, and grant access to the property.

The client or other authorized person will be the only contact person for the appraiser, and the appraiser agrees to keep all information including assignment results confidential and released only to the named client as directed.

Type of Report(s): “Summary” Narrative Form Report for each property~

Total Fee: \$ _____ ~. A retainer for \$ _____ Is due at engagement/acceptance. Turn time: No later than 60 days from engagement providing all conditions have been met including execution of this engagement and payment of requested retainer equal to ½ of the total fee.

If acceptable, please sign to bottom keep a copy for your records while emailing a signed copy back to me. If this proposal is accepted, it shall serve as the official engagement and request for the payment of \$ _____ which reflects the requested retainer of ½ of the total fee for this assignment, unless the client invokes the “Change provision below”. All costs are the responsibility of the Appraiser.

This proposal is valid for 7 calendar days from today _____.

Change Provision

Changes by the client or lender to the described scope of work will require an adjustment to the appraisal fee at a billable rate of \$250.00 per hour which will be requested up front based on an estimate of time for said change. The fee will be required prior to acceptance of the appraiser to the changes.

Thank you for your consideration with respect to this proposal, as always feel free to call with any questions, your signature of acceptance below coupled with payment of the retainer will convert this proposal into the official engagement and work is authorized to begin. Should the client cancel the assignment prior to completion, the client will be billed against the retainer at a rate of \$250.00 per hour with a minimum cancellation fee no less than the stated retainer.

Items to be provided to the appraiser by the client include but are not limited to:
Copy of any applicable leases, contact name, phone number etc. for property inspection.

Please note, the above fees do not include consultation, prep, or possible deposition / expert witness time which is billed at a separate table and may include costs associated. Expert Witness fees are billed by the 1/10th clock hour.

Regards,



H. Charles Johnson, CVA, FRICS, J.D., MBA
Rocky Mtn Appraisal, LLC
442 W Kortsen Rd #203
Casa Grande, AZ 85122

Appraiser mailing address is PO Box 971 Queen Creek, AZ 85142

Delivered via email: _____. Assigned Principal Appraiser ~ Chuck Johnson

Client Acceptance of the Proposal ~ **Please note, once accepted this becomes a binding contract for service (engagement) and the retainer is due. Only sign this document if you wish to engage the appraiser.**

X _____
Client Signature agreeing to terms, scope of work and fee.
Date _____

Special Note: The client is the person for contact and has appropriate authority to act as the client. The Client is the ONLY individual the appraiser will have communication and contact with exclusively unless other arrangements are made.

The final report will be delivered to the named "client" via email in pdf format for the client to distribute to the applicable parties. The appraiser will only make one distribution of the results and reports which again, shall be the named client. The appraiser is prohibited by law from discussing this assignment with any other person other than the client. The appraiser must keep this assignment, results, reports confidential. The client **does NOT** have this restriction.

Please provide the appraiser with the following information.

- ~Additional names you wish to have the appraisal addressed to and their capacity.
- ~Name, address, phone number of contact person to grant permission for walkthrough inspection if other than the directed party in this communication.
- ~ Any IRS forms (if any) you may wish to have the appraiser sign as a part of this assignment with respect to the appraisal.

If applicable ~ Exact date of death for the effective date of the assignment. For estate Appraisals only