

SPECIAL NOTICE TO LENDERS

Apella Real Estate Business Solutions is pleased to have the opportunity to develop a strong business relationship with you and your company.

With today's business environment **Apella** fully understands the challenges facing the real estate industry as a whole, including the mortgage industry. In order to develop strong business relationships, accommodate our own business guidelines and provide the best possible customer service available in our markets, **Apella** has developed the following position in regards to "Comp Search" request.

As an appraisal or appraisal management company **Apella Real Estate Business Solutions** is not allowed to accept request for "Comp Searches, Value Request, Value Checks or etc." due to The Uniform Standards of Professional Appraisal Practice (USPAP) and State(s) Occupational Codes.

The Appraisal Foundation has issued an Advisory Opinion AO-19. It States:

The Uniform Standards of Professional Appraisal Practice is explicit about such matters. Accepting an appraisal assignment under such a condition violates the CONDUCT section of the ETHICS RULE in USPAP, which states:

An appraiser must perform assignments ethically and competently, in accordance with USPAP and any supplemental standards applicable to the assignment. An appraiser must not engage in criminal conduct. An appraiser must perform assignments with impartiality, objectivity, and independence, and without accommodation of personal interests.

An appraiser must not accept an assignment that includes the reporting of predetermined opinions and conclusions.

Ethics and law require real estate appraisers, home inspectors and real estate professionals to report nonbiased value evaluations, provide fair and accurate condition reporting, provide proper agency and comply with fair housing laws. Appraisers and inspectors are not allowed to be dishonest or mislead. Documentation is required; opinions of value are required to be based on market data/information and privacy/confidential items to be non-disclosed other than to the party as required for an assignment. **Apella Real Estate Business Solutions** and the vendors of **Apella Real Estate Business Solutions** are not allowed nor will they "low ball" or "over state" an appraisal value for any reason or request. For more information please see USPAP available by using the link to the Appraisal Foundation on the [Resources Page](#).

With this stated we hope it is understood, this does not affect our active policy governing communication with our client(s). As such, **Apella** holds an active policy on this issue please contact **Apella Real Estate Business Solutions** to receive a copy of the policy.

Apella appreciates your understanding in regards to this subject and looks forward to assisting you in any questions or concerns to our active policy. Copies of AO-19 are available upon request or are available by using the link to the Appraisal Foundation on the [Resources Page](#). More information can be obtained by contacting your State Licensing Board.