

APELLA SPECIAL NOTICE RESPA

Due to RESPA (Real Estate Settlement Procedures Act) U.S. Department of Housing and Urban Development (H.U.D.), **Apella Real Estate Business Solutions** as a real estate appraisal management company or acting appraiser in states as licensed, otherwise known as a real estate service provider, discloses here to all parties, that **Apella Real Estate Business Solutions** holds no interest to any degree in any mortgage brokerage/lender nor real estate sales brokerage or are engaged with any mortgage/lender broker/originator nor real estate sales broker/agent.

In relation to such, **Apella Real Estate Business Solutions** requires that all mortgage/lender broker/originators or real estate sales brokers/agents disclose this fact to their customers and/or clients. Furthermore, it is from the requirements of RESPA as well as various state occupational codes and laws that **Apella Real Estate Business Solutions** is not allowed to pay or provide any kind of compensation of any form in return for business.

While **Apella Real Estate Business Solutions** holds great importance in mortgage/lender broker/originator business and real estate sales brokerage business, under the requirements of RESPA no referral fees can or will be provided or supplied in any form including free appraisal products and/or services, nor are those parties as regulated by RESPA allowed to become sales agents or distributors for **Apella Real Estate Business Solutions** without first putting in place the proper and required conditions as required by RESPA, namely and otherwise known as affiliate relationships and/or ownerships.

Apella Real Estate Business Solutions will always and fully disclose any and all such relationships namely and including affiliate relationships and/or ownerships.

It should be noted that under the requirements of RESPA, USPAP and various state occupational codes and laws, **Apella Real Estate Business Solutions** is allowed and as such will do so from time to time, offer discounts, coupons and other such promotional offers to mortgage/lender broker/originator being brokers and/or agents, so as to at least one U.S. dollar (\$1.00) is charged and collected for such appraisal products and/or services offered. The requirement for fees collected may or may not include bartered fees and waived fees in relationship to charitable contributions to nonprofit and/or faith based organizations as allowed in various jurisdictions. For all charitable contributions to nonprofit and/or faith based organizations a receipt will be produced by **Apella Real Estate Business Solutions** with such receipt being offered to any party who should inquire (as the general public) or of a regulatory body and/or jurisdiction.

This does not apply to volume work or negotiated price agreements per piece work where compensation is part of consideration for appraisal orders as orders are considered contracts to perform and are protected as not to give up company business information on **Apella Real Estate Business Solutions** and/or the mortgage broker/lender broker/originators or real estate sales brokerage/broker/agent part nor cause harm to any parties good will or competitive ability.

For more information on RESPA please visit the [Apella Resources Page](#) for a link to H.U.D., seek the use of a legal counsel/attorney who is an expert in such matters or contact U.S. Department of Housing and Urban Development directly.

Mortgage/lender broker/originators as well as real estate sales brokerage/brokers/agents are welcomed to contact **Apella Real Estate Business Solutions** should they have comments, questions or other input on RESPA and/or affiliate business/relationships.