



Appraisal 3000 Inc.

Thank you for your interest in becoming an approved appraiser for Appraisal 3000 Inc. For your review, we have attached our standard appraiser approval package, which outlines Appraisal 3000 Inc.'s standards for the preparation and delivery of appraisal reports.

Our goal is to build a long term relationship with our vendors, sharing the same goal of providing accurate, concise and timely appraisal reports.

The following documents are included in this approval package:

- Service Agreement
- Reprimand and Removal Policy

The following items are required to be an approved appraiser:

1. Complete the Appraiser Registration on our website which includes the below items
 - Fill in all general company information listed on the left side of page including User & Password for authorized website access to your dashboard
 - Upload a copy of, and enter information for, all current licenses for any state in which you desire to perform appraisal assignments
 - Enter your coverage area(s)
 - Upload a copy of, and enter information for, E&O insurance
 - Complete the "Other Info" section which includes selecting if you are FHA approved or not, what software you use, uploading your resume and a completed and signed W-9 form
2. Read and fill out the Service Agreement
3. Read and Initial the Reprimand and Removal Policy

Appraisal 3000 Inc.

Service Agreement

This agreement is made and entered into this _____ day of _____ 20____, by and between Appraisal 3000 Inc., an Appraisal Management Company and _____ an independent third party appraiser.

1. Independent Contractor – In the performance of services under this agreement, the appraiser shall act solely as an Independent Contractor. It shall not be at any time be intended or implied that there is an employee/employer relationship or partnership between the appraiser and Appraisal 3000 Inc. Appraisal 3000 Inc. is the appraiser's client and the Lender is the client of Appraisal 3000 Inc. as stated on the appraisal order.\

2. Certification – Appraiser is licensed or certified as required in order to perform appraisal services related to property located in the states selected during registration, and will provide to Appraisal 3000 Inc. a copy of each such license and renewal thereof. Appraiser will maintain these licenses / certifications throughout the term of this agreement, and will advise Appraisal 3000 Inc. immediately of any investigation or proceeding relating to said license / certification. Appraiser will indemnify Appraisal 3000 Inc. for any and all losses, damages, fines and / or costs, including reasonable attorney's fees, in connection with any failure by appraiser to be properly licensed.

By accepting an assignment, appraiser acknowledges that he / she has the knowledge and the experience to complete the assignment competently and is familiar with all significant market factors in the geographical areas listed in coverage areas.

3. Communication Standards – The appraiser is expected to communicate status on the appraisal report within reasonable guidelines as defined below:

Order Acceptance: Appraiser must accept the appraisal order within 8 hours of receipt of request. The appraiser's acceptance of the order confirms appraiser's agreement to the terms and conditions of this agreement in its entirety. The appraiser assigned by Appraisal 3000 Inc. to perform the appraisal assignment must be the appraiser who signs the report. If another certified appraiser in your office is to perform the assignment, you must contact our order department immediately.

Inspection Appointments: The appraiser must contact the property owner or real estate agent within 12 hours from acceptance of the appraisal request and update the system with appointment information or the status of any delay in scheduling the appraisal.

Report Completion and Delivery: Appraisal 3000 Inc. expects receipt of the report within 48 hours after inspection and on or before the due date stated on the appraisal unless the appraiser has advised of additional delays. If the appraiser is unable to meet the due date on the appraisal request, the appraiser will contact Appraisal 3000 Inc. immediately so the client may be notified or the order

may be re-assigned.

Requests for Revisions: Requests for revisions to the appraisal report must be returned within 24 hours.

4. Assignment – An appraisal order may contain specific appraisal completion requirements as requested by a client. This includes but is not limited to the number of photos, adjustment guidelines, and client specific underwriting guidelines. Please be aware that failure to follow these requirements may result in the rejection of your appraisal by underwriting and you may be required to complete further analysis, provide additional comps, etc.

5. Appraisal Report Delivery – The appraisal must be uploaded through the website in both XML and PDF formats. Please utilize Appraisal 3000 Inc.'s file number as the file name. This reference number is located on your order assignment.

Uniform Appraisal Dataset (UAD) – Appraiser agrees that appraisals with an effective date of September 1, 2011 must be completed in compliance with the UAD for conventional mortgage loans. Appraiser also agrees that FHA appraisals with case numbers ordered on or after January 1, 2012 must be completed in compliance with UAD for FHA mortgage loans. Those forms requiring UAD compliance are: Uniform Residential Appraisal Report (FNMA Form 1004/Freddie Mac Form 70), Individual Condominium Unit Appraisal Report (FNMA Form 1073/Freddie Mac Form 465), Exterior Only Inspection Individual Condominium Unit Appraisal Report (FNMA Form 1075/Freddie Mac Form 466) and the Exterior Only Inspection Residential Appraisal Report (FNMA/Freddie Mac Form 2055).

6. Reviews – Each appraisal report is reviewed by a certified appraiser before it is delivered to our clients. We review for specific requirements the lender has defined to Appraisal 3000 Inc. in addition to reviewing for industry standard practices. Any specific requirements are provided to you at the time of assignment. Please ensure these items are satisfied before transmitting your report to avoid any unnecessary communication between our offices. Repeated quality concerns may be subject to a reduction in future order volume or removal from our approved appraisers list.

7. Compensation – Compensation for the services to be performed as an independent contractor is defined as follows:

- Upon completion of each appraisal, appraiser shall be entitled to a fee in accordance with the agreed upon fee at appraisal request acceptance.
- Appraiser will not invoice Appraisal 3000 Inc. or its clients directly. All invoicing is handled automatically through our accounting department.
- Appraiser agrees that any compensation arrangement for appraisal services between Appraisal 3000 Inc. and appraiser is strictly confidential and should not be discussed with any third party without the express written consent of Appraisal 3000 Inc.

Appraisal 3000 Inc. and its clients will provide the appraiser with customer information in order for the appraiser to conduct an appraisal as requested. The appraiser shall maintain the confidentiality of all customer information provided or related to the appraisal. The appraiser acknowledges that it is prohibited from directly or indirectly selling, loaning, transferring, disclosing or otherwise making available to any third parties any customer information provided or related to the appraisal without the express written consent of Appraisal 3000 Inc.

All services performed under this agreement shall be performed in a professional, thorough, workmanlike and ethical manner in accordance with the highest standards within the appraisal industry. All appraisals must meet the Uniform Standards of Professional Appraisal Practice ("USPAP") and Appraisal 3000 Inc.'s quality and service standards, and conform to secondary market guidelines (FNMA, FHLMC and HUD).

Appraiser's use of electronic communications to transmit appraisals is secure; only appraiser knows the password required for transmitting appraisals and only appraiser has the access required to electronically transmit an appraisal with electronic signature.

Please sign below indicating your acknowledgement and agreement with the terms and conditions set forth in this agreement.

Print Name

Signature

Date

Appraisal 3000 Inc.

Reprimand and Removal Policy

Appraisal 3000 Inc. has the ability to provide the highest quality appraisal reports. We achieve this task because we partner with appraisers who share in our professional expectations and the highest commitment to quality. These expectations include compliance with all industry guidelines. In the event that these expectations are not met, Appraisal 3000 Inc. has the reprimand and removal policy.

The appraiser can be reprimanded and or removed from the panel with written notice from Appraisal 3000 Inc. for any of the following reasons:

- Illegal conduct
- Substandard performance
- Violations of our service agreement
- Improper or unprofessional behavior
- Not maintaining the qualifications to be on our approved panel list
- Failure to comply with the Appraiser Independence Requirements "AIR"
- A violation of USPAP (Uniform Standards of Professional Appraisal Practice)
- Written request from the appraiser advising that they no longer wish to be on the list
- Turnaround times that exceed our service agreement, industry standard or market conditions as determined by Appraisal 3000 Inc.

In compliance with Dodd-Frank, removal of an appraiser from our panel due to misrepresentation, fraud, gross negligence or unethical behavior, Appraisal 3000 Inc. will submit notification to the appropriate state board. Accordingly, if Appraisal 3000 Inc. appraiser experiences any undue influence or appraisal pressure from our staff or partners, they are to notify an Appraisal 3000 Inc. compliance officer immediately at 714-457-5677 or in writing at:

Compliance Officer

Appraisal 3000 Inc.

9916 Carrara Circle

Cypress, CA 90630

Appraiser Initials _____

Appraisal 3000 Inc.
714-457-5677
www.appraisal3000inc.com