HomeBase APPRAISAL MANAGEMENT

Appraiser Compliance CERTIFICATE

Date:
November 2, 2020

Lender/Client:
Independent Bank

Borrower:
GREGORY SPAID

Address:
662 Carriage Drive
Milliken Colorado 80543

Home Base Appraisal Management, LC is an independent, third party, Appraisal Management Company. We certify that the above referenced appraisal report was completed in compliance with all appraiser independence regulations in effect as of the date of the completion of the appraisal, and include, but are not limited to the regulations contained in TILA, Dodd Frank, FHA, FNMA, FHLMC, Appraiser Independence, all active state regulations, and our non-influence policy and process.

The lender/Client named on this report has submitted the order for this appraisal in a manner that is compliant with, and using technology compliant with the Appraiser Independence Requirements and the Truth in Lending Act.

The appraiser was selected from a panel of qualified appraisers as determined by Home Base Appraisal Management, LC. The appraiser is free from improper influence or coercion in providing a fair and independent property valuation without improper contact from the borrower, loan officer, or lender.

The terms and conditions of the engagement contract between Home Base and the appraiser prohibit communication between the appraiser and Lender/Client that may influence and/or coerce value, either directly or indirectly. In addition the attempt to obtain value or loan information from the borrower or property owner is prohibited

No estimate regarding the Subject Property's value, proposed loan amount, or proposed loan-to-value ratio, was provided or communicated by Home Base Appraisal Management, LC to the appraiser. For purchase transactions, the purchase agreement was provided to the appraiser as required by USPAP Standards Rule 1-5(a)

Home Base Appraisal Management, LC complies with Mandatory reporting requirements of the Truth in lending Act. In the event that Home Base Apprasial Management reasonably believes an appraiser has not complied with the Uniform Standard of Professional Appraisal Practice(USPAP), or ethical or professional requirements for appraisers under the applicable state or federal statues, Home Base Appraisal Management shall notify the appropriate state agency within a reasonable amount of time.

Notice of consumer right to further explanation and a reconsideration of value:
If the consumer feels that the appraised value is unsupported or deficient due to unacceptable appraisal practices, they have the right to submit a one-time reconsideration of value/rebuttal/appraisal appeal. The appeal must include the following:
1: Can submit up to five (5) additional comparables, sold as of the effective date listed on the appraisal, that were not identified in the report. (ex. closer in proximity, more recent, or more similar comparables not in the report).
2: Can note factual errors or inconsistencies in the report with supporting documentation for review (ex. observable defects, inaccuracies).
3: Can supply documentation or evidence that the appraiser may be using some kind of bias in their valuation process. (ex.statements against a protected class under fair housing law).
If you choose to submit an ROV request, please complete the form at
https://www.homebaseamc.com/appeal/237252/AY8z8Ik5NXsVzO2192hHtQOqs0dDlYWeZL5CGSwP
which will go to the AMC software and notify your lender for review.
Please note, only one (1) borrower-initiated appraisal reconsideration/appeal is permitted, so please take time to compile your documentation before submitting. The lender is required to assess the disputed information prior to delivering it to the appraiser and determine the following:
1: Appraisal requires a general correction, explanation, or substantiation from the appraiser.
2: Appraisal requires a reconsideration of value.
3: A second appraisal is required.
4: Nothing additional is needed.
Information that is not supported by documented evidence cannot be submitted to the appraiser. These reconsideration are intended to supply supporting documentation that will further clarify, explain, or strengthen data conclusions. They cannot be used to influence, plead with, or attack the appraiser to hit a certain dollar amount target.