

# **METRO ATLANTA VALUATIONS, LLC.**

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## **Desktop Restricted Appraisal Report**

Desktop Restricted Appraisal Report Appraisal Highlights:

- Used to provide an opinion of probable market value range (low/high)
- Intended use is to assist the client in evaluating the suitability of the subject property for pre-lending, listing, buying, selling and other general purposes
- Uniform Standard of Professional Appraisal Practice (USPAP) compliant
- Includes:
  - Comparable Sales/Listings
  - Location map
  - Market Conditions
  - Appropriate certifications and limiting conditions

**The "Desktop Restricted Appraisal Report", does NOT meet FNMA or most other conventional mortgage underwriting guidelines; but does provide a reliable range of value and meets USPAP requirements.**

Clients use this type of report because it is more reliable than any Automated Valuation Model (AVM) and saves time and money.

### **Fees:**

**\$250 Fee-SFR 0 SF-6000 SF**

**Over 6,000 SF SFR or Vacant Land (Call for Quote)**

**\$325 Fee Duplex & \$350 Fee-Quad or Triplex**

**Commercial Desktop Restricted Appraisals starting at \$575**

The report is in a brief desktop appraisal format that will be sent as a PDF attachment via e-mail, giving a value range. **The range is reliable, provided good data is available and were given the correct information for the property. If good data is not available then the order will be declined and the fee will be refunded.** Turn time for the "Desktop Restricted Appraisal Report" is usually 48 hours or less depending on work load (72 hours Commercial) (Monday-Friday 9am to 5pm) after we receive the order and payment.

**Note:** Additional fees apply for complex appraisals. **Call for Quote.**

# **METRO ATLANTA VALUATIONS, LLC.**

## **Desktop Restricted Appraisal Order (PLEASE PRINT)**

Name:

Company Name:

Address:

City, State, Zip:

Phone:  Fax:

Email Address:  Date:

### **Subject Property Info: SFR-DUPLEX-QUAD-TRIPLEX-LAND-COMMERCIAL**

Property Type:

Address:

City, State Zip:

County:  Bed/Bath Count:

Gross Living Area/Building Area (Sq. Ft.):  Age:

Additional Information:

The fee for a Desktop Restricted Appraisal Report is stated above and is due via credit or debit card (PayPal/CashApp) at [metroatlantavaluations@gmail.com](mailto:metroatlantavaluations@gmail.com) or [\\$RaphaelAmmons](#) upon receipt of order. **\*Please note that ONLY a low/high value range will be given with the Desktop Restricted Appraisal Report.**

**Signature required:** I authorize Metro Atlanta Valuations, LLC. to perform a Desktop Restricted Appraisal Report for the subject property listed above to assist the client in evaluating the suitability of the subject property for pre-lending, listing, buying, selling and other general purposes. **No other uses are intended by the appraiser. I understand that a Desktop Restricted Appraisal Report will ONLY provide a low/high value range NOT a specific value, and any future full appraisal reports are based upon the inspection of subject property and comparables at the time of inspection and are NOT contingent upon any given value range.**

**READ, UNDERSTOOD, ACCEPTED AND AGREED TO UPON SIGNATURE & DATE.**

Signature:  Date: