

2024 NAN Standard Fee Schedule

State	I CONV: 1004 1073, Land	II FHA/USDA: 1004, 1073	III CONV: 1004C Manu.	IV FHA/USDA: 1004C Manu.	V CONV: 1025 Multi	VI FHA/USDA: 1025 Multi
AK	Quote	Quote	Quote	Quote	Quote	Quote
AL	615	665	715	765	765	815
AR	660	710	760	810	810	860
AZ	595	645	695	745	745	795
CA	595	645	695	745	745	795
CO	655	705	755	805	805	855
CT	575	625	675	725	725	775
DC	560	610	660	710	710	760
DE	595	645	695	745	745	795
FL	585	635	685	735	735	785
GA	580	630	680	730	730	780
HI	Quote	Quote	Quote	Quote	Quote	Quote
IA	615	665	715	765	765	815
ID	650	700	750	800	800	850
IL	540	590	640	690	690	740
IN	575	625	675	725	725	775
KS	615	665	715	765	765	815
KY	575	625	675	725	725	775
LA	585	635	685	735	735	785
MA	580	630	680	730	730	780
MD	575	625	675	725	725	775
ME	815	865	915	965	965	1015
MI	585	635	685	735	735	785
MN	615	665	715	765	765	815
MO	560	610	660	710	710	760
MS	600	650	700	750	750	800
MT	825	875	925	975	975	1025
NC	595	645	695	745	745	795
ND	885	935	985	1035	1035	1085
NE	625	675	725	775	775	825
NH	650	700	750	800	800	850
NJ	560	610	660	710	710	760
NM	750	800	850	900	900	950
NV	590	640	690	740	740	790
NY	575	625	675	725	725	775
OH	550	600	650	700	700	750
OK	685	735	785	835	835	885
OR	795	845	895	945	945	995
PA	580	630	680	730	730	780
RI	570	620	670	720	720	770
SC	595	645	695	745	745	795
SD	810	860	910	960	960	1010
TN	630	680	730	780	780	830
TX	660	710	760	810	810	860
UT	595	645	695	745	745	795
VA	580	630	680	730	730	780
VT	875	925	975	1025	1025	1075
WA	785	835	885	935	935	985
WI	605	655	705	755	755	805
WV	695	745	795	845	845	895
WY	765	815	865	915	915	965

Appraisal Modernization	
ACE+ PDR (Freddie Mac)	\$225
ACE+ PDR Completion Report	\$175
Value Acceptance + Property Data (Fannie)	\$225
Value Acceptance + Property Data Completion Report	\$175
Fannie/Freddie Desktop 1004/70D	= I
Fannie/Freddie Hybrid 1004H/70H	= I
Full Hybrid when PDR is provided	= I - \$100
New Construction & Renovation	
1004 - URAR w/ plans and specs	= I
Draw Inspections	\$175
203(k)/Homestyle - 1004 & 1073	= II + \$75
203(k)/Homestyle - 1025	= VI + 75
Review Products	
2006 Standard Desk Review	\$250
2006 Enhanced Desk Review	\$350
2000 Field Review	= I
2000A Multi Family Field Review	V
Completion Reports	
1004D Completion Report / Final	\$200
1004D Appraisal Update ONLY	\$225
1004D Completion + Update	\$260
1004D Update w/Interior Inspection	\$250
92051 Compliance Inspection Report and FHA/USDA 1004D	\$215
Disaster Area Inspection Report	\$235
Conversions	
Conversion: Conv-->FHA	\$250
Conversion: Conv-->FHA (new eff. date)	Quote
Conversion: FHA-->CONV	\$185
Supporting Forms & Valuation Options	
216 Operating Income Statement	\$150
1007 Comparable Rent Schedule	\$150
Short-term 1007	\$175
216 & 1007 Combined	\$285
2070 Condition & Marketability	
2075 Property Inspection Report	\$250
2055 Ext. Only SFR	= I - \$100
2065 Ext. Only - No Adjustment	= I - \$100
1075 Ext. Only Condo	= I - \$100
2090 Individual Co-op	= I
REO Addendum	\$100
Situational Fees	
Cancellation Fee - Pre-Inspect	\$0
Cancellation Fee - Post-Inspect (Cancellation 24 hrs after inspection, post inspection fee subject to change)	50%
Cancellation after Completion	Full Fee
Rush	\$150
Complex: Waterfront, Log Cabin, etc	\$175
Jumbo Loan - Conv Fee	+150

*Interior/Exterior can be ordered with sketch for an additional \$25

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Last updated: 1/8/2024

Automated Valuation Model (AVM)			
Product	Fee	Est Turn Time	Description
AVM	20	Immediate	Statistically based computer programs that use real estate information such as comparable sales, property characteristics, and price trends to provide a current estimate of market value for a specific property.
Broker Price Opinion (BPO)			
Product	Fee	Est Turn Time	Description
BPO Exterior-Only	120	5 days	A BPO is typically completed by a real estate broker or agent and is not required to conform to USPAP or state appraisal law. The broker or agent combines their inspection observations with data, usually MLS or public records, and reports their analysis by way of the BPO form.
BPO Interior & Exterior	160	5 days*	
RUSH BPO Exterior-Only	145	3 days	
RUSH BPO Interior & Exterior	185	3 days*	
<i>*Turn times for products that require interior inspections are dependent upon access to the property</i>			
Value + Inspection Report (HELOCs)			
Product	Fee	Est Turn Time	Description
Exterior-Only	100	4 days	Onsite property inspection paired with a robust AVM. IAG Compliant, condition-informed, context-rich property valuation report backed by industry leading technology.
Interior & Exterior	160	7 days*	
<i>*Turn times for products that require interior inspections are dependent upon access to the property</i>			
Property Condition Report (PCR)			
Product	Fee	Est Turn Time	Description
Exterior-Only	50	4 days	Designed to assess the physical condition of a property by conducting a limited walk-through survey. An inspector is sent to the property to assess the condition and quality of the home and take photos. There is no value reconciliation completed. This is not an appraisal and this is also not a part of the Fannie/Freddie products.
Interior & Exterior	85	7 days*	
<i>*Turn times for products that require interior inspections are dependent upon access to the property</i>			
Disaster Inspections (CAIR) Non-Appraiser			
Product	Fee	Est Turn Time	Description
Exterior-Only	125	2-3 days (depending on access to area)	Property information and photos on the affected property and surrounding area to properly assess the damage. Completed by a non-appraiser.
<i>*Turn times for products that require interior inspections are dependent upon access to the property</i>			

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Commercial Valuations

2024 Fee Schedule

Commercial Property Appraisal			
Product	Fee	Est Turn Time	Description
Commercial Property Appraisal	Quote	Quote	Full commercial appraisal or restricted use appraisal report (lender's choice)
Commercial Sales Comp. Eval (CSCE)			
Product	Fee	Est Turn Time	Description
Commercial Sales Comp. Eval (CSCE) Standard Drive-by	425	5 Days	A CSCE utilizes a market approach to value based on 3 sales and 3 listings of properties with similar functional utility as the subject- very similar to a traditional residential BPO. They are easier and typically faster to complete as there is much less data analysis involved.
Commercial Sales Comp. Eval (CSCE) Rush Drive-by	475	3 Days	
Commercial Sales Comp. Eval (CSCE) Interior/Exterior	485	5 Days*	
Commercial Sales Comp. Eval (CSCE) Rush Interior/Exterior	535	3 Days*	
Commercial BPO (CBPO)			
Solution	Fee	Est Turn Time	Description
Commercial BPO (CPBO) Standard Drive-by	475	5 Days	A CBPO requires 2 approaches to value: a market approach and an income approach which calculates income projections based on comparable market income data, expenses and a cap rate.
Commercial BPO (CPBO) Rush Drive-by	525	3 Days	
Commercial BPO (CPBO) Standard Interior/Exterior	535	5 Days*	
Commercial BPO (CPBO) Rush Interior/Exterior	585	3 Days*	
Commercial PCR			
Commercial PCR Exterior	115	5 Days*	A Commercial PCR is designed to assess the physical condition of a commercial property (mixed use, 5+ units) by conducting a limited walk-through survey. An inspector is sent to the property to assess the condition and quality of the home and take photos. There is no value reconciliation completed. This is not an appraisal.
Commercial PCR - Interior/Exterior	145	7 Days	

If requesting a FULL COMMERCIAL APPRAISAL, [order now](#) or [click here for a quote](#).

*TURN TIMES FOR PRODUCTS THAT REQUIRE INTERIOR INSPECTIONS ARE DEPENDENT UPON ACCESS TO THE PROPERTY.

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