



## 2023 NAN Standard Fee Table

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	595	645	695	745	745	795
AR	660	710	760	810	810	860
AZ	625	675	725	775	775	825
CA	615	665	715	765	765	815
CO	675	725	775	825	825	875
CT	550	600	650	700	700	750
DC	525	575	625	675	675	725
DE	565	615	665	715	715	765
FL	580	630	680	730	730	780
GA	565	615	665	715	715	765
HI	Quote	Quote	Quote	Quote	Quote	Quote
IA	595	645	695	745	745	795
ID	650	700	750	800	800	850
IL	510	560	610	660	660	710
IN	550	600	650	700	700	750
KS	595	645	695	745	745	795
KY	555	605	655	705	705	755
LA	565	615	665	715	715	765
MA	580	630	680	730	730	780
MD	555	605	655	705	705	755
ME	825	875	925	975	975	1025
MI	565	615	665	715	715	765
MN	605	655	705	755	755	805
MO	575	625	675	725	725	775
MS	600	650	700	750	750	800
MT	825	875	925	975	975	1025
NC	625	675	725	775	775	825
ND	875	925	975	1025	1025	1075
NE	615	665	715	765	765	815
NH	675	725	775	825	825	875
NJ	545	595	645	695	695	745
NM	775	825	875	925	925	975
NV	585	635	685	735	735	785
NY	565	615	665	715	715	765
OH	560	610	660	710	710	760
OK	700	750	800	850	850	900
OR	815	865	915	965	965	1015
PA	575	625	675	725	725	775
RI	580	630	680	730	730	780
SC	595	645	695	745	745	795
SD	815	865	915	965	965	1015
TN	655	705	755	805	805	855
TX	675	725	775	825	825	875
UT	585	635	685	735	735	785
VA	585	635	685	735	735	785
VT	895	945	995	1045	1045	1095
WA	795	845	895	945	945	995
WI	600	650	700	750	750	800
WV	725	775	825	875	875	925
WY	750	800	850	900	900	950

Appraisal Modernization	
ACE+ PDR (Freddie Mac)	\$225
Fannie Mae/Freddie Mac-Desktop 1004/70D	= I
Fannie Mae/Freddie Mac Hybrid Appraisal	= 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
Private Lending - 1004 & 1073	II + \$75
Private Lending - 1025	VI + \$75
Review Products	
2006 Standard Desk Review	\$250
2006 Enhanced Desk Review	\$325
2000 Field Review	I
2000A Multi Family Field Review	V
Completion Reports	
1004D Completion Report / Final	\$200
1004D Appraisal Update ONLY	\$215
1004D Completion + Update	\$250
1004D Update w/Interior Inspection	\$250
92051 Compliance Inspection Report	\$200
Disaster Area Inspection Report	\$225
Conversions	
Conversion: Conv-->FHA	\$225
Conversion: Conv-->FHA (new eff. date)	Quote
Conversion: FHA-->CONV	\$175
Supporting Forms & Valuation Options	
216 Operating Income Statement	\$150
1007 Comparable Rent Schedule	\$150
216 & 1007 Combined	\$275
2070 Condition & Marketability	\$225
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 + \$75
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
Rural Properties	150
Rush	150
Complex: Waterfront, Log Cabin, etc	175
Jumbo Loan - Conv Fee	+150

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



# NAN

## 2023 Fee Schedule

# Alternative Valuations

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.
Interactive AVM	150	2-3 days	Appraiser-assisted AVM, often used to review existing AVMs with lower confidence scores.
ACE+ PDR			
Solution	Fee	Est Turn Time	Description
ACE+ PDR	225	< 3 days	Collateral offering that permits the lender to use a property data report (PDR) in lieu of an appraisal. The PDR can be completed by a non-appraiser, appraiser, or appraiser trainee.
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.
Interior & Exterior	85	7 days*	
<i>*Turn times for products that require interior inspections are dependent upon access to the property</i>			



# NAN

## 2023 Fee Schedule

# Commercial Valuations

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, [click here](#) for a quote or email [info@nan-amc.com](mailto:info@nan-amc.com).

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