

2026 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	600	650	700	750	750	800
AR	640	690	740	790	790	840
AZ	605	655	705	755	755	805
CA* (South/North Counties)	580-630	630-680	680-730	730-780	730-780	780-830
CO	675	725	775	825	825	875
CT	585	635	685	735	735	785
DC	585	635	685	735	735	785
DE	595	645	695	745	745	795
FL	595	645	695	745	745	795
GA	590	640	690	740	740	790
HI	Quote	Quote	Quote	Quote	Quote	Quote
IA	620	670	720	770	770	820
ID	660	710	760	810	810	860
IL	565	615	665	715	715	765
IN	580	630	680	730	730	780
KS	615	665	715	765	765	815
KY	590	640	690	740	740	790
LA	595	645	695	745	745	795
MA	590	640	690	740	740	790
MD	585	635	685	735	735	785
ME	830	880	930	980	980	1030
MI	585	635	685	735	735	785
MN	610	660	710	760	760	810
MO	590	640	690	740	740	790
MS	615	665	715	765	765	815
MT	825	875	925	975	975	1025
NC	615	665	715	765	765	815
ND	895	945	995	1045	1045	1095
NE	645	695	745	795	795	845
NH	660	710	760	810	810	860
NJ	575	625	675	725	725	775
NM	745	795	845	895	895	945
NV	610	660	710	760	760	810
NY	595	645	695	745	745	795
OH	580	630	680	730	730	780
OK	695	745	795	845	845	895
OR	795	845	895	945	945	995
PA	590	640	690	740	740	790
RI	575	625	675	725	725	775
SC	600	650	700	750	750	800
SD	800	850	900	950	950	1000
TN	630	680	730	780	780	830
TX	665	715	765	815	815	865
UT	615	665	715	765	765	815
VA	595	645	695	745	745	795
VT	865	915	965	1015	1015	1065
WA	785	835	885	935	935	985
WI	605	655	705	755	755	805
WV	695	745	795	845	845	895
WY	775	825	875	925	925	975

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	\$225
1004D Appraisal Update ONLY	\$240
1004D Completion + Update	\$275
1004D Update w/Interior Inspection	\$265
92051 Compliance Inspection Report and FHA/USDA 1004D	\$225
Disaster Area Inspection Report	\$250
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 Rental Analysis with Full Appraisal	\$300
Short-term Rental Analysis (Standalone)	\$350
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

NAN Standard Fee Schedule - Effective 3/1/2026

*CA Counties -See page 2 for details

2026 NAN Standard Fee Schedule -CA

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
CA (Southern Counties)	580	630	680	730	730	780
Imperial, Kern, Los Angeles, Orange, Riverside, San Bernardino, San Diego, San Luis Obispo, Santa Barbara, Ventura	580	630	680	730	730	780
CA (Northern Counties)	630	680	730	780	780	830
Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Inyo, Kings, Lake, Lassen, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Placer, Plumas, Sacramento, San Benito, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Yolo, Yuba	630	680	730	780	780	830

Alternative Valuations

2026 Fee Schedule

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	125	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	175	5 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.
<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 (CDAIR) 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>			

NAN Alternative Valuations Fee Schedule - Effective 3/1/2026

Commerical Valuations

2026 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 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) Standard Interior/Exterior	535	5 Days*	
Commercial PCR			
Commercial PCR Exterior	115	5 Days*	A Commercial PCR is designed to assess the physical condition of a commercia 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.

NAN Commercial Fee Schedule - Effective 3/1/2026