



## **APPRAISER INDEPENDENCE CERTIFICATION**

Property Valuation Services, Inc. (PVS) certifies that the appraisal attached was completed in compliance with the Appraiser Independence Requirements (AIR).

- PVS provides no estimates of value, desired value or loan amounts to the appraiser. For purchase transactions, the purchase agreement is/was provided to the appraiser to assist with complying with the Uniform Standards of Professional Appraisal Practice Standards Rule 1-5(a) and Federal National Mortgage Association's guidelines.
- PVS is responsible for the appraiser selection, retention and compensation. "Appraiser selection" considers the following: appraiser panel member status, competency to complete the order, proper licensure and insurance, quality, service, performance and capacity.
- The appraiser selected is assigned based on a metrics established by PVS.
- There is no communication between the appraiser and persons involved with the Lender's loan production staff.
- Neither PVS nor the Lender has given any indication of value to the appraiser. The only exception is in the case of a purchase, where the appraiser is provided with a purchase and sales agreement to review and comment on.
- The attached appraisal was authorized by and paid for by the Lender's agent, PVS.
- The value in the report was arrived at without any influence from the lender or the AMC (PVS).
- The appraiser is not affiliated with any Lender, Mortgage Company, settlement service, or any other organization outside of a recognized appraisal organization.
- PVS manages the process of providing the appraisers name and license number to the Lender/Client, when require by FHA to obtain a FHA case number, to help the lender avoid influencing the objectivity of the appraisal process.
- PVS maintains an appraiser independence hotline for reporting any suspected undue influence or impropriety at toll free, 855-832-3397.

Property Valuation Services, Inc.