

	Local	Std	Outlying
URAR/2055 (Restricted to mortgage financing use)	\$350	\$375	\$425-525
<i>(See next page for list of Towns in each Area)</i>			
<u>LAKESHORE PROPERTIES</u> <i>(Except for high end properties - see unique properties below)</i>		\$ 75	ADD
<u>DUPLEX HOMES</u> (Incidental 2nd Unit - URAR Report)		\$ 75	ADD
<u>OUTBUILDINGS</u> / Barns / Garages - Greater than Typical <i>(Varies with size, use, finish and additional time to value the building)</i>		\$ 50-250	ADD
<u>LARGER HOMES</u> (Homes greater than 2000 SF)		\$12.50/100 SF	ADD
<u>EXTRA LAND</u> (Greater than a building Lot)		\$ 75 - \$500	ADD
<u>MANUFACTURED HOME SUPPLEMENT</u>		\$ 50	ADD
<u>PROJECT ANALYSIS</u> (Condominium Projects)		\$200	ADD
<u>VHFA SUPPLEMENT</u>		\$ 25	ADD
<u>EXTENDED PAYMENT TERMS</u>		\$ 25	ADD
<u>APPRAISAL FROM PLANS</u>		\$50	ADD
<u>FHA INSPECTION</u>		\$75	ADD

UNIQUE PROPERTIES

This includes properties with large acreage, extra buildings, or exceptionally large or expensive homes where there are few or no local comparables. These properties require extensive research, extra travel, and additional reporting.

Hourly - \$750 Min

APARTMENTS

2-4 FAMILY (Uniform Small Residential Income Appraisal Rpt)

Local / Std / Outlying

\$600 / \$650 / \$700

APARTMENTS (5 or more units - Narrative) **Hourly - \$1,500 Min**

COMPARABLE RENT SCHEDULES

\$100 / \$150 / \$175

LAND (Varies with acreage and complexity) **Hourly - \$350 Min**

COMMERCIAL PROPERTIES

Hourly - \$1,500 Min

ERC REPORTS - (Employee Relocation Appraisals)

\$650 / \$695 / \$750

REVIEWS

Desk Review

\$150

Field Review

\$325 / \$350 / \$400

Field Review - Multi-family

\$525 / \$575 / \$625

Additional comparables

\$125 ADD

MISC

COMPLETION/PROGRESS INSPECTION & REPORT

\$ 75 / \$100 / \$125

(New Construction, renovation, or repair)

CUSTOMER NO SHOW (Trip Fee)

\$ 50 / \$ 75 / \$100

EXTRA ORIGINAL HARDCOPY REPORTS

\$ 35

TERRITORIES SERVED

<p>RESIDENTIAL CHITTENDEN COUNTY FRANKLIN COUNTY GRAND ISLE COUNTY</p>	<p>COMMERCIAL STATEWIDE</p>
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Appraisal pricing is based upon time required to complete the analysis of the subject property and the difficulty of researching comparable properties. This varies by the character of the location and population density of the particular area. Appraisal pricing is developed based on the following three general categories. Pricing is shown on the previous page.

LOCAL	STANDARD	OUTLYING
<p>Franklin County</p> <p>Georgia St. Albans Swanton</p>	<p>Fairfax Highgate West Swanton</p>	<p>Bakersfield Berkshire Enosburg Fairfield Fletcher Franklin Sheldon Richford</p>
<p>Chittenden County</p>	<p>Burlington Colchester Essex Jericho Milton Shelburne South Burlington Williston Winooski</p>	<p>Charlotte Hinesburg Huntington Richmond St. George Underhill Westford</p>
<p>Grand Isle County</p>		<p>Alburg Grand Isle North Hero South Hero</p>