

Value Problems

If you encounter a situation that would affect the value of the property during inspection, the appraiser must notify the assigned Customer Account Representative immediately. The Customer Account Representative will notify the customer of the situation and will follow their instructions. The Customer Account Representative will then notify the appraiser of how to proceed with the order.

Unusual Property Features and/or Other Valuation

LandSafe has Regional Chief Appraisers on staff to answer any questions regarding appraisal techniques and company appraisal policies.

If the appraised property is damaged, or has unacceptable deferred maintenance and an "AS-IS" report that conforms to typical lending standards is not possible:

- Contact the assigned Customer Account Representative immediately so the repair requirements can be listed in the status notes.
- This does not apply to typical FHA required repairs.

If the appraised property is proposed, or under construction, and the required plans and specification are not available to the appraiser by the inspection date:

- Notify the assigned Customer Account Representative immediately to inform that plans and specifications have not been received.
- If the plans and specifications will not be ready by the inspection date, the assigned Customer Account Representative will appropriately document the status and contact the branch with the updated information.
- For assignments in which plans, specifications, or permits will be required to complete the report, it is expected that the appraiser will assess the need for and availability of all information and coordinate with the assigned Customer Account Representative to obtain all documentation before the inspection date.
- If any required documents are unavailable to the appraiser, and will require additional time to compile, the assigned Customer Account Representative will update the Schedule and Status Form and inform the customer.
- Where delays are required for plans, specifications, or permits, it is expected that the appraiser will be available for property inspection within 48 hours from the time the paperwork is made available.