

VA APPRAISAL ORDER FORM

Please complete the fields below and send this form and the completed APPRAISAL CONSENT AND CREDIT CARD AUTHORIZATION (Addendum 1) form for proper processing and ordering of appraisal. To determine the appropriate fee by state and property type please refer to Addendum 2 attached herein.

Please email completed form to VAAppraisals@myndm.com

**For Purchase Transactions please also provide a pdf copy of the Purchase Agreement as well as all counteroffers.*

**Please advise your borrower that a charge from Nations Direct Mortgage will appear on the credit card provided.*

REQUEST FOR DETERMINATION OF REASONABLE VALUE (REAL ESTATE)

1. Property Address:		
2. Building Status: 1. <input type="checkbox"/> Proposed 2. <input type="checkbox"/> Under Construction 3. <input type="checkbox"/> Existing 4. <input type="checkbox"/> Improvement/Repairs		3. Building Type: 1. <input type="checkbox"/> Condo List Project Name: _____ 2. <input type="checkbox"/> Single Family 3. <input type="checkbox"/> 2.-4 Units 4. <input type="checkbox"/> Manufactured 5. <input type="checkbox"/> Modular 6. <input type="checkbox"/> N/A
4. Factory Fabricated? 1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No	5. No. of Buildings:	6. # of Living Units:
7. Construction Warranty Included? 1. <input type="checkbox"/> Yes 2. <input type="checkbox"/> No (If "Yes", complete items 14b and 14c.)		
8. Name of the Owner:		9. Property: 1. <input type="checkbox"/> Occupied by Owner 2. <input type="checkbox"/> Never Occupied 3. <input type="checkbox"/> Vacant 4. <input type="checkbox"/> Occupied by Tenant
10. Name of Occupant:	11. Occupant Telephone no:	12. Name of Broker:
13. Keys at (address):		
14. Purchaser's Name: Purchaser's Address:		
15. New or proposed construction – complete items 15A through 15D for new or proposed construction cases only		
a. Plans (check one): 1. <input type="checkbox"/> First Submission 2. <input type="checkbox"/> Repeat Case		b. Plans submitted previously under case no:
c. Name of builder:		d. Telephone no:
Builder's address:		
16. Sale price of property:		17. Refinance – amount of proposed loan:

ADDENDUM 1

APPRAISAL CONSENT AND CREDIT CARD AUTHORIZATION		
Borrower Name(s):		Loan #:
Property Address:		Date:
THE APPRAISAL FEE – IS A NON-REFUNDABLE FEE PAID TO A 3 RD PARTY		
<p>Under the Home Valuation Code of Conduct, the appraisal of your property subject to this loan request must be ordered by the lender. You will be required to pay for the property appraisal. Your credit card information will be collected to send with your appraisal order to the lender. The appraisal fee is paid to an independent third party for the purpose of evaluating your loan application. The payment is required regardless of whether or not your loan application is approved and is NON-REFUNDABLE, unless otherwise required by law. The collection of this appraisal fee does not guarantee a loan approval nor is it a commitment to lend.</p> <p>You are entitled to receive a copy of the appraisal report received by the lender concerning the subject property no later than three (3) business days prior to closing your loan transaction. If you do not receive a copy of the appraisal report(s) three (3) business days prior to closing, you will be required to postpone your closing for three (3) business days from the date you received the appraisal, unless otherwise waived by you in writing.</p>		
CREDIT CARD AUTHORIZATION FOR APPRAISAL FEE AND INTENT TO PROCEED		
<p>I hereby authorize Nations Direct Mortgage to charge my credit card listed below. By submitting the credit card information, I am authorizing Nations Direct Mortgage to immediately charge my credit card in the amount specified below, for the purpose of obtaining an appraisal. By signing below I am indicating I have received a Loan Estimate and signed my Intent to Proceed Form, and agree to proceed at this time with the transaction referenced above. Authorization of this charge is not subject to the outcome of the appraisal or property value.</p>		

<input type="checkbox"/> VISA <input type="checkbox"/> MasterCard <input type="checkbox"/> Discover <input type="checkbox"/> AMEX		Name as it appears on the credit card:	
Borrower Email Address:			
Billing Address (Street Number and Name):			
City:	State:	Zip:	
Credit Card Number:			
Expiration Date:		CVC Number:	
Amount:		Signature of Cardholder:	

ADDENDUM 2

UPDATED BY KS 2/20/24

APPRAISAL FEES BY STATE/HIGH DEMAND COUNTIES	Single Family	2-4 Units	Condo	Manufactured
Alabama	\$600	\$700	\$600	\$650
Alabama: Cullman, Dale, Houston, Jackson, Lauderdale, Marion	\$550	\$650	\$550	\$600
Arizona	\$650	\$850	\$650	\$700
Arizona: Coconino, Graham, Greenlee, La Paz, Mohave, Yavapai, Yuma	\$750	\$950	\$750	\$800
California	\$700	\$900	\$700	\$750
California: Kern, Mariposa, Merced, Napa, San Benito, San Luis Obispo, San Francisco, San Mateo, Santa Clara, Santa Cruz, Shasta, Tehama	\$750	\$925	\$750	\$800
California: Alameda, Amador, Calaveras, Colusa, Fresno	\$800	\$1000	\$800	\$850
California: Humboldt, Lake Lassen, Mendocino, Modoc, Plumas	\$850	\$1050	\$850	\$900
California: Del Norte	\$950	\$1150	\$950	\$1000
California: <i>High Demand Counties</i> - Alpine, Inyo, Mono, Siskiyou	\$1000	\$1175	\$1000	\$1050
Colorado	\$800	\$1000	\$825	\$850
Colorado: Alamosa, Baca, Bent	\$950	\$1150	\$975	\$1000
Colorado: Conejos, Costilla, Custer, Fremont, Huerfano, La Plata, Las Animas, Montezuma, Pitkin, Rio Grande, Saguache, San Miguel, Summit	\$950	\$1150	\$975	\$1000
Connecticut	\$600	\$725	\$600	\$625
Delaware	\$600	\$775	\$600	\$650
District of Columbia	\$625	\$900	\$625	\$700
Florida	\$650	\$800	\$650	\$725
Florida: Franklin, Indian River, Jefferson, Suwannee, Walton	\$750	\$900	\$750	\$825
Georgia	\$650	\$800	\$650	\$700
Idaho	\$700	\$825	\$700	\$750
Idaho: Adams, Bear Lake, Valley	\$750	\$875	\$750	\$800
Idaho: Clearwater, Latah, Nez Perce, Owyhee, Teton	\$750	\$900	\$750	\$825
Idaho: Blaine	\$800	\$975	\$800	\$875
Idaho: Idaho	\$800	\$975	\$800	\$875
Idaho: <i>High Demand Counties</i> – Benewah, Bonner, Boundary, Lewis	\$800	\$1050	\$800	\$850
Illinois	\$550	\$750	\$550	\$600
Indiana	\$600	\$775	\$600	\$650
Kentucky	\$600	\$775	\$600	\$650
Louisiana	\$600	\$775	\$600	\$650
Maine	\$800	\$950	\$800	\$850
Maine: Adroscoggin, Kennebec, Oxford, Penobscot, Sagadahoc, York	\$800	\$975	\$800	\$850
Maine: Aroostook	\$1,000	\$1,300	\$1,000	\$1,050
Maryland	\$625	\$850	\$625	\$675
Massachusetts	\$625	\$1150	\$625	\$800
Massachusetts: Dukes, Nantucket	\$750	\$1300	\$750	\$950
Michigan	\$625	\$800	\$625	\$675
Michigan Upper Peninsula Counties: Clare, Gladwin	\$625	\$875	\$625	\$675
Minnesota	\$575	\$725	\$575	\$625
Montana	\$875	\$1050	\$875	\$925
Montana Counties: <i>High Demand Counties</i> - Yellowstone	\$1000	\$1250	\$1000	\$1050
Nevada	\$675	\$950	\$675	\$725
Nevada: <i>High Demand Counties</i> – Carson City, Churchill, Elko, Eureka, Douglas, Humboldt, Lander, Lincoln, Lyon, Mineral, Pershing, White Pine	\$775	\$1025	\$775	\$825
New Hampshire	\$650	\$825	\$650	\$700
New Jersey	\$600	\$775	\$600	\$650
New Mexico	\$700	\$1000	\$700	\$750
New Mexico: Eddy, Grant, Guadalupe, Lincoln, Luna	\$700	\$1000	\$700	\$750
New Mexico: <i>High Demand Counties</i> – Cibola, Colfax, Harding, McKinley, Mora, Otero, Raton, Rio Arriba, San Miguel, Sierra, Taos, Torrance, Union	\$800	\$1050	\$800	\$850
North Carolina	\$525	\$625	\$525	\$575

North Carolina: Ashe, Avery, Beaufort, Buncombe, Burke, Caldwell, Cherokee, Clay, Columbus, Craven, Gaston, Graham, Granville, Haywood, Henderson, Iredell, Jackson, McDowell, Macon, Madison, Mitchell, Person, Polk, Rutherford, Swain, Transylvania, Vance, Watauga, Wilson, Yadkin, Yancey	\$575	\$675	\$575	\$625
North Carolina: Cumberland, Harnett, Hoke, Johnston, Lee, Mecklenburg, Moore, Onslow, Union, Wake, Wayne	\$800	\$1100	\$800	\$850
Ohio	\$625	\$775	\$625	\$675
Oklahoma	\$675	\$900	\$675	\$725
Oklahoma: <i>High Demand Counties</i> – Canadian, Cleveland, Comanche, Creek, Rogers, Tulsa	\$750	\$975	\$750	\$800
Oregon	\$825	\$975	\$825	\$875
Oregon: <i>High Demand Counties</i> - Baker, Lake, Union, Wallowa	\$1000	\$1250	\$1000	\$1050
Pennsylvania	\$625	\$800	\$625	\$675
Pennsylvania: Carbon, Clearfield, Clinton, Susquehanna, Warren	\$625	\$794	\$625	\$675
Rhode Island	\$600	\$775	\$600	\$650
South Carolina	\$525	\$675	\$525	\$575
South Carolina: Anderson, Beaufort, Chesterfield, Colleton, Darlington, Florence, Georgetown, Greenville, Horry, Spartanburg, York	\$600	\$850	\$600	\$650
Tennessee	\$650	\$775	\$650	\$700
Eastern Tennessee Counties: Campbell, Carter, Claiborne, Cocke, Grainger, Greene, Hamblen, Hancock, Hawkins, Jefferson, Montgomery, Scott, Sullivan, Unicoi, Union, Washington	\$650	\$775	\$650	\$700
Texas	\$675	\$800	\$675	\$725
Texas: <i>High Demand Counties</i> - Bexar, El Paso, Guadalupe, Harris, Hildago	\$800	\$925	\$800	\$850
Utah	\$675	\$825	\$675	\$725
Vermont	\$775	\$925	\$775	\$825
Virginia	\$600	\$775	\$600	\$650
Washington	\$850	\$1100	\$850	\$900
Wisconsin	\$575	\$725	\$575	\$625

Additional Fees - Complex properties and mileage must be approved by the RLC prior to the appraiser starting the appraisal. Fee increases for complex properties must be based on true complexity and time needed. For mileage fee requests, when authorized, the rate will be as allowed by the General Services Administration (GSA) or a flat rate approval based on unusual circumstances (i.e., weather conditions, unpassable roads, the need to use off road vehicles etc.). To determine GSA's current mileage rates, please visit <https://www.gsa.gov/travelresources>. All re-inspection fees are \$150.