



COLORADO FEE SCHEDULE

Single Family Residential URAR (Form 1004) & Condominiums (Form 1073)	\$0-499,999 \$500,000-649,999 \$650,000-749,999 \$750,000 +	\$350.00 \$400.00 \$500.00 QUOTE
Recertification of Value (Form 1004D)		\$125.00
Final Inspection (Form 1004D)		\$100.00
Multi Family: 2-4 Units (Form 1025)		\$500.00
FHA Appraisals		\$450.00
Exterior (Forms 2055, 2065, 704)		\$200.00
Exterior (Forms 2070, 2075)		\$175.00
Land / Lot Appraisals		QUOTE
"Retype"/Second Appraisal	Minimum	\$200.00
Operating Income Statement (Form 1009) & Rent Schedule (Form 216)		\$50.00 each
Desk Review		\$200.00
Enhanced w/2 Additional Comparables		\$250.00
Field Review		\$250.00
Enhanced w/2 Additional Comparables		\$300.00

Current counties covered: Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, Elbert, El Paso, Gilpin, Jefferson, Larimer, Morgan, and Weld. For other counties, please check with us. We are updating coverage areas frequently.

***FEES FOR APPRAISALS ARE IN NO WAY CONTINGENT ON FINAL VALUATION OF PROPERTY.** Tiered fee schedule is an estimate only, to be used as a guide for quoting initial fees for good faith estimates. Fees are always a function of the amount of time committed to accurately complete the assignment and are based on "standard" appraisals versus "complex" appraisals. Standard appraisals are always based on the lowest fee on schedule for each form. Josephs Appraisal Group (JAG) reserves the right to quote a higher fee on custom/complex properties, included but not limited to an estate, waterfront, houses greater than 3,000 square feet, a manufactured home, rural home, atypical house or any lot greater than one-half acre. Clients with custom/complex properties are always notified prior to the assignment for fee approval to continue with the order.

Additional fees may apply for multiple trips for incomplete final inspections, missed appointments without prior notification, and drive time for appraisals or inspections outside the Denver Metro area. Uncollected fees are the responsibility of "Client" ordering the service. Fees are subject to change without notice.

Revised 1/10/08

