

Appraiser Ethics

Appraising is a profession and appraisers are professionals. As with any professionals we are bound by ethical standards. All appraisers are bound by the code of ethics and the standards of professional appraisal practice documented in the Uniform Standards of Professional Appraisal Practice. ("USPAP")

An appraiser's primary responsibility is to his/her client. Appraisers have duties of confidentiality, accuracy, impartiality, and to maintain a high level of competence and education. We are also obligated to conduct him/herself as a professional at all times. At Home & Country LLC we take these responsibilities very seriously.

In all appraisals the signed Certification includes the following statements.:

I certify that, to the best of my knowledge and belief:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the report and I believe, to the best of my knowledge that all statements and information in the appraisal report are true and correct.
3. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my own personal, impartial, and unbiased professional analyses, opinions and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the parties involved. The appraisal was completed without regard to the racial, ethnic, religious or national origin or characteristics of the applicant, buyer, seller, owner, tenants, or neighborhood where the subject is located.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent upon the appraised value of the property.
6. I was not required to report a predetermined value or direction of value that favors the cause of the client or any related party, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place as of the effective date of the appraisal.
8. I have personally inspected the interior (if any) and exterior areas of the subject property, unless otherwise stated in the report, and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements which I am aware of. I have also commented about the effect of those adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report.

We believe that ethical behavior should be a way of life not just a way of doing business.

