

So What Happens Next?

First off, thank you for placing your appraisal order with us. We are committed to providing you with an elevated client experience along the way.

- We will email a payment link for the appraisal fee to the payment contact person. Brokers, prepare your client to receive and complete the payment link.
- Once the payment is completed, an appraiser will phone the Access Contact person on the order to book an appointment to view the property. We will contact the Listing Realtor for access if it's a "purchase" appraisal. We won't contact the Buyer's Realtor for access unless specified.
- The appraiser and Access Contact person will schedule a mutually agreeable time for the appraisal site visit. Appointments are typically booked in 2-hour windows when the appraiser will arrive at the property.
- Site visits will take 20 – 60+ minutes, depending on the complexity of the property. The purpose of the site visit is to collect physical data about the property and take photographs throughout the home and use them in the analysis. The appraised value is not determined at this stage.
- The appraiser is required to see EVERY room in the house, including basements, garages, and workshops. Additional fees will apply if access is unavailable to any portion of the house during the appointment, and the appraiser must revisit the property.
- Using the information gathered on-site, the appraiser will analyze how the subject property fits within the marketplace in terms of supply, demand, location, physical characteristics, recent sales, and current active listings are considered. The appraisal analysis takes 1 to 3 hours to complete depending on the complexity.
- The completed appraisal report is emailed to the Client who ordered the appraisal, usually within 24-36 hours of viewing the property.



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Frequently Asked Questions

Q - Does the homeowner get a copy of the report?

A - An appraisal report is a confidential document between the appraiser and the Client. Only the Client is entitled to a copy of the report, regardless of who pays for the assignment. The Client is the person/ party who engages/orders the appraiser for the assignment. If a mortgage broker orders an appraisal, they are the Client, and there is no Client relationship between the appraiser and homeowner.

Broker Tip - Explain this to your clients early in your process.

Q - How should the homeowner prepare for the site visit?

A - Aside from providing access during the appointment window, here are a couple of tips. Owners should put their best foot forward and ensure the home shows as well as possible for the appraiser. Have all relevant documents, like blueprints, ready. Ensure all rooms are accessible by providing ample notice to the occupants of the property, including tenants. The appraiser will need to see the main electrical panel but does not usually need to see the attic, crawlspace, or go on the roof.

Q - What are the different types of appraisal report?

A - There are 3 types of appraisal reports we can provide:

Desktop Appraisal - Provides a range of value and is based on information publicly available information. No site visit. Not suitable for 2nd mortgages.

Drive-By Appraisal - Provides a range of value based on publicly available data and visual inspection from the curb only. Not suitable for 2nd mortgages.

Full Appraisal - Provides a pinpointed value based on a site visit with interior and external inspections. Suitable for all purposes, including mortgage financing.



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