

ORAL APPRAISAL CERTIFICATION:

CLIENT: _____

File #: _____

SUBJECT ADDRESS: _____

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

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions stated in a separate agreement with the client and on file with the undersigned, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. Reference is made to the above agreement as appropriately containing and addressing substantive matters set forth in USPAP Standards 2-2(b). Extraordinary Assumptions noted in that agreement and enumerated in the oral report may impact value.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

I have not made a personal inspection of the property that is the subject of this report.

_____, Appraisal Assistant, Lic # _____, provided significant real property appraisal assistance to the person signing this certification.

* * * * *

Based on a limited study of the subject property, and similar comparables and in accordance with defined scope of work, statement of assumptions and limiting conditions contained in a prior agreement on file with the Client, my opinion of the market range of value, as defined, of the real property that is the subject of this report is:

\$ _____ to \$ _____ ; as of ___/___/_____, which is the effective date of this appraisal.

NOTE: The average sales price in the study of ____ comparables was \$ _____ .

This Comp Check Appraisal stands on its own independent of any future assignment on the subject property. If the client subsequently requests additional valuation work on the subject property, this report does not and can not, by virtue of the nature of the limitations herein, guarantee a value opinion on any such additional valuation work.

Reported Oral via telephone to:

(appraiser's signature)

_____ date: _____

(date)
