



Intended User/Client: As Ordered
Subject Property: As Indicated on Order

According to the terms below, Premier Home Appraisals agrees to provide a real estate appraisal for the property as purchased on www.phapps.com.

I understand the Intended Use of this appraisal report will be to assist the Intended User/Client in determining fair market value (as stated below) for the purpose indicated on the order. Unless otherwise indicated, the value conclusion will be made "As-Is" with an agreed-upon effective date. The value approach will be sales comparison. The report will be developed on the Alameda General Purpose Restricted Use Form GPRTD2. This report will comply with the Uniform Standards of Professional Appraisal Practice.

If the Appraiser is required to testify in a court proceeding, additional fees for trial preparation will be required. A separate agreement outside the scope of work for this engagement will apply.

Email delivery of the appraisal report will be within 4-5 business days of the property inspection.

Our value estimate is based on the definition of fair market value, defined as the price that the property would sell for on the open market. It is the price that would be agreed on between a willing buyer and a willing seller, with neither being required to act and both having reasonable knowledge of the relevant facts.

The client is requested to provide any pertinent documentation which would assist in the valuation process, including any surveys/plats, list of updates with date made, prior appraisals, etc. These can be delivered by email or provided during the inspection.