



DEPARTMENT OF VETERANS AFFAIRS  
Regional Office  
1240 East Ninth Street  
Cleveland OH 44199

January 3, 2003

In Reply Refer To: 325/26  
Information Letter 26-03-01

**TO: ALL VA PROGRAM PARTICIPANTS**

**SUBJ: REVISED SCHEDULE OF MAXIMUM VA APPRAISAL FEES FOR DELAWARE, INDIANA, MICHIGAN, NEW JERSEY, OHIO AND PENNSYLVANIA.**

1. **PURPOSE:** Effective January 21, 2003, the following appraisal fees and compliance inspection fees are in effect for Delaware, Indiana, Michigan, New Jersey, Ohio, and Pennsylvania.

**2. INDIVIDUAL APPRAISAL FEES FOR SINGLE FAMILY EXISTING CONSTRUCTION, PROPOSED CONSTRUCTION, AND LIQUIDATION APPRAISALS:**

	<u>Existing/Proposed</u>	<u>Liquidation</u>
• Indiana	\$300.00	\$325.00
• Michigan	\$300.00	\$325.00
• New Jersey	\$300.00	\$325.00
• Ohio	\$300.00	\$325.00
• Philadelphia/Delaware	\$300.00	\$325.00
• Pittsburgh	\$300.00	\$325.00

**3. INDIVIDUAL APPRAISAL FEES FOR TWO-FOUR FAMILY EXISTING CONSTRUCTION, PROPOSED CONSTRUCTION, AND LIQUIDATION APPRAISALS:**

	<u>Existing/Proposed</u>	<u>Liquidation</u>
• Indiana	\$450.00	\$475.00
• Michigan	\$450.00	\$475.00
• New Jersey	\$450.00	\$475.00
• Ohio	\$450.00	\$475.00
• Philadelphia/Delaware	\$450.00	\$475.00
• Pittsburgh	\$450.00	\$475.00

**4. INDIVIDUAL APPRAISAL FEES FOR CONDOMINIUM EXISTING CONSTRUCTION, PROPOSED CONSTRUCTION, AND LIQUIDATION APPRAISALS:**

	<u>Existing/Proposed</u>	<u>Liquidation</u>
• Indiana	\$325.00	\$350.00
• Michigan	\$325.00	\$350.00
• New Jersey	\$325.00	\$350.00
• Ohio	\$325.00	\$350.00
• Philadelphia/Delaware	\$325.00	\$350.00
• Pittsburgh	\$325.00	\$350.00

**5. MANUFACTURED HOME ON PERMANENT FOUNDATION:**

	<u>Existing/Proposed</u>	<u>Liquidation</u>
• Indiana	\$300.00	\$325.00
• Michigan	\$300.00	\$325.00
• New Jersey	\$300.00	\$325.00
• Ohio	\$300.00	\$325.00
• Philadelphia/Delaware	\$300.00	\$325.00
• Pittsburgh	\$300.00	\$325.00

**6. COMPLIANCE INSPECTION FEE AND REPAIR CERTIFICATION FEE:**

• Indiana	\$65.00
• Michigan	\$65.00
• New Jersey	\$65.00
• Ohio	\$65.00
• Philadelphia/Delaware	\$65.00
• Pittsburgh	\$65.00

**7. LATE CHARGES:** Lenders and other appraisal requesters should note that VA Form 26-1805-1 (Request for Determination of Reasonable Value) states:

*“On receipt of a “Certificate of Reasonable Value” or advice from the Department of Veterans Affairs that a “Certificate of Reasonable Value” will not be issued, we agree to forward to the appraiser the approved fee for which we are holding for this purpose.”*

Recently we have noted an increase in collection activity for the non-payment of appraisal fees properly due VA Fee Appraisers from some lenders and mortgage holders. Therefore, *effective with appraisal assignments ordered on or after the effective date of this release*, appraisers and other fee personnel are authorized to collect a reasonable late charge for fees that are not paid promptly. Reasonable "late charges" are defined as no greater than \$15.00 per month after 60 days have elapsed from the date of billing. Further, in those cases where VA has documented evidence of non-compliance with this policy, fee appraisers may be given authorization to collect their fee prior to the performance of the appraisal.

**8. TRAVEL OUTSIDE OF ASSIGNED COUNTIES:** A \$20.00 fee as compensation for travel will be allowed where the appraiser or compliance inspector is required to appraise or inspect an individual property in a county other than the county or counties where they have been authorized to receive appraisal assignments on the standard VA rotational basis. Appraiser Examples: 1) Counties A, B and C are assigned to you by VA as your regular territory as shown in The Appraisal System (TAS). You are NOT allowed a \$20.00 fee for appraisals or inspections completed on properties located in counties A, B, or C. 2) Counties A, B and C are assigned to you by VA as your regular territory as shown in The Appraisal System (TAS). VA assigns a case to you in county D. You are allowed to collect an additional \$20.00 fee.

**9. RESCISSIONS:** This information letter rescinds Cleveland Informational Letter 26-97-2, January 10, 1997; Indianapolis Loan Guaranty Bulletin 26-94-1, January 4, 1994; Newark Loan Guaranty Issue 2-94, February 1, 1994; Philadelphia Loan Guaranty Bulletin 5-94, February 1, 1994; Detroit Loan Guaranty Information Letter 26-00-09, May 10, 2000, and Pittsburgh Loan Guaranty Division Letter No 1505, July 3, 2002.

**10. QUESTIONS?** The Cleveland VA Office is open weekdays from 8:00 a.m. to 4:30 p.m. Eastern time. The telephone number is 1 (800) 729-5772. Please feel free to contact Mr. Antione Waller, Valuation Officer (X3970), or Assistant Valuation Officers Mr. Joe Print (X3893) or Mr. Joe Major (X3974) with any questions or concerns you might have. Thank you for your continuing participation in our VA Loan Guaranty program.

/s/

JAMES L. BRUBAKER, JR.  
Loan Guaranty Officer