



Home Valuation Code of Conduct Compliance Certificate

In compliance with the Home Valuation Code of Conduct (“HVCC”), Select Business Services, a division of CBCInnovis (“SBS”), is an independent third party appraisal management company and hereby certifies that the appraisal report referenced below, was received, processed and completed in accordance with independent appraisal safeguards for objective valuation of property:

Subject Property: 123 ANYWHERE ST, ANYWHERE USA
Appraisal Date: MM/DD/YYYY

In particular, to wit:

Section I. Appraiser Independence Safeguards

1. All appraisers are licensed or certified by the state in which the subject property is located, and said appraiser carries independent E&O coverage.
2. In accordance with SBS’ agreement, appraisers are prohibited from, and must not engage in any communication of any type with the Lender/Client.
3. Assignments are at the sole discretion of SBS, based upon applicable licensing, availability, proximity to subject property and historical quality and performance metrics.
4. With the exception of supplying purchase agreement as required for USPAP Standards Rule 1-5(a), appraisers are not provided with any estimate of value, or loan amount, nor does SBS support or condone free preliminary valuations.
5. With the exception of FHA appraisals, which requires disclosure of appraiser name and license number to Lender to obtain a FHA case number, Lender/Client can not determine or discover the name of any appraiser engaged for an assignment, until the final product is delivered.
6. All appraisers are paid in full for work performed, regardless of valuation result.

Section II. Appraiser Engagement

1. SBS is solely responsible for appraiser selection, retention, and payment.
2. Assignment, communications and review are performed by experienced and trained personnel.

Section III. Prevention of Improper Influences on Appraisers

SBS is not owned in whole or in part by any lender or an affiliate of a lender.

Conclusion:

SBS supports the Home Valuation Code of Conduct, its intent and purpose. A certified copy of the original appraisal report provided by the appraiser, as referenced above, is available to all authorized successors and/or assignees of the original Lender/Client. Please contact SBS to access this information.

Jonne Warner

Jonne Warner, General Manager
CBCInnovis, Inc.

