



But I Have An A+ Rating With My AMC!

I hear this often. Usually it's after a complaint has been filed and the state board is finding USPAP violations the appraiser didn't know existed. Variants of this remark include: "My lenders love my work," and "The seller's just angry that I didn't reach the list price."

There is a simple reason your state board will view your work differently. Unlike the user of a report, the board asks to see support for the opinions and conclusions stated in the report. The intended user takes the stated scope of work and certifications in a *Uniform Residential Appraisal Report* form at face value. The investigators ask, "Where is the information that you collected, verified, and analyzed in the course of producing this report?" When the appraiser can't produce answers, the list of violations can become long.

Bad record keeping is to appraisal what high blood pressure is to health: the silent killer. Don't wait until you faint to learn that you have high blood pressure. Don't wait for a complaint to learn you're violating USPAP.

APC's *USPAP Check-Up* is specifically designed to help the competent, ethical appraiser ensure compliance with USPAP in everyday appraisal report production.

Please go to our link for more details: <https://www.appraiserconsult.com/uspap-check-up-1.html>

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