



Aspen Appraisal Services - Appraisal Order Form

If you were unable to complete my online order form, please print out this form, fill in all applicable fields below, and email the completed form to:

jamieowen@aspenappraisalservices.com or provide it to me at the time of the inspection.

Address Of Property To Appraise: _____

Firm or Company Name: _____

Name of Person Ordering: _____

Home or Office Number: _____

Cellular Number: _____

Purpose (Divorce, Litigation, Probate, etc.):

Address of Person/Company Ordering Report:

Email for Report: _____

Additional Email(s): _____

Name of Person for Property Access:

Phone Number for Property Access: _____

Email of Person for Property Access:

Type of Property: _____

Intended Use of Report: _____

Intended User(s) of Report: _____

Signature: _____ Date Signed: _____

Thank you for using Aspen Appraisal Services for your valuation needs! Due to the nature of valuation, we do not offer refunds. The appraisal fee is not contingent upon a specific assignment result. (1) The Scope of Work will be determined by me, the appraiser. My opinion of value is based upon the date I view the property or develop my opinion of value if I did not view the property, unless another specified date(s) are indicated in this form. (2) If you need multiple values, for instance, if you need an appraisal with a current value and one with a value from a time in the past (retrospective value) that will require multiple appraisals. Please fill out this form for each appraisal required. (3) There will be additional fees charged on an hourly rate, with a minimum of two hours, for appearances as an expert witness for divorce, litigation, meeting with a board of revisions regarding a tax appeal, or in a deposition or other legal matter. (4) Confidentiality - The appraiser and their Personnel will comply with all duties of confidentiality imposed by applicable law and professional standards. Client agrees that Appraiser and its Personnel may disclose the appraisal report, assignment results, and other information relating to the appraisal, including information which may be considered confidential under applicable professional standards, to third parties as required by law, and as necessary for compliance with professional standards. Client consents to and authorizes Appraiser and its Personnel to disclose the appraisal report, assignment results, and other information relating to the appraisal, including information which may be considered confidential under applicable professional standards, in response to threatened or actual legal or regulatory actions or for insurance coverage of such matters. Some of the digital tools I use in the process of appraising a property may collect data regarding the physical aspects of the property being appraised by me during the data collection process. I often use a third-party scanning software to render a floor plan and measure some if not all of the improvements. The purpose of the appraisal process is to develop a specific opinion of the value of your property for a client. The specific opinion of value is required to fulfill the intended use of the appraisal report. My opinion of the property(s) being appraised is confidential and not shared with anyone other than my client or those that my client has expressly given me permission to share it with. (5) No Third-Party Beneficiaries. Unless identified expressly in this Agreement, there are no third-party beneficiaries of this Agreement, and no other person or entity shall have any right, benefit or interest under this Agreement. The identification of a party as an intended user of the appraisal does not mean that the party is a third-party beneficiary of this Agreement. (6) Appraiser Not Responsible for Certain Conditions. Notwithstanding that Appraiser may comment on, analyze or assume certain conditions in the appraisal, unless otherwise stated in the report, Appraiser shall have no responsibility for investigating and shall have no responsibility or liability for matters pertaining to: (a) title defects, liens or encumbrances affecting the property; (b) the property's compliance with local, state or federal zoning,

planning, building, disability access and environmental laws, regulations and standards; (c) building permits and planning approvals for improvements on the property; (d) structural or mechanical soundness or safety; (e) contamination, mold, pollution, storage tanks, animal infestations and hazardous conditions affecting the property; and (f) other conditions and matters for which licensed real estate appraisers are not customarily deemed to have professional expertise. (7) Limitations of Liability. To the fullest extent permitted by applicable law, the maximum monetary liability of Appraiser, Firm or Client to one another or to any third party (regardless of whether such party's claimed use or reliance on the appraisal was authorized by Appraiser) for any and all claims or causes of action relating to the appraisal or Agreement shall be limited to the total compensation actually received by Appraiser for the appraisal or other services that are the subject of the claim(s) or cause(s) of action. (8) This limitation of liability extends to all types of claims and causes of action, whether in contract or tort, but excludes: (i) claims/causes of action for intentionally fraudulent or criminal conduct, intentionally caused injury, or unauthorized use or publication of the appraisal or Appraiser's work product or (ii) claims/causes of action by Appraiser or Firm for the collection of unpaid compensation for the appraisal or other services (for which the maximum recovery shall be the total amount unpaid and owing to Appraiser, plus applicable interest and late charges). (9) An appraisal is an opinion of value based upon data available to the appraiser regarding the property being appraised, and the market conditions as of the effective date of the appraisal. The appraisal is not a guarantee of a sales price. Please don't hesitate to call if you have any questions or concerns.