

Nevada - Customary and Reasonable Fees Survey Results

% What is your Customary and Reasonable fee for a 1004 (Single-family detached) appraisal for Fannie Mae and Freddie Mac?

	<\$175	\$175- \$250	\$251- \$300	\$301- \$350	\$351- \$400	\$401- \$450	\$451- \$500	\$501- \$550	\$551- \$600	\$601+	Response Count
Carson City, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	20.0% (3)	66.7% (10)	0.0% (0)	6.7% (1)	6.7% (1)	0.0% (0)	0.0% (0)	15
Las Vegas-Paradise, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	27.7% (13)	61.7% (29)	4.3% (2)	2.1% (1)	0.0% (0)	2.1% (1)	2.1% (1)	47
Reno-Sparks, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	21.4% (3)	64.3% (9)	14.3% (2)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	14
Rural Nevada	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	36.7% (11)	20.0% (6)	26.7% (8)	6.7% (2)	0.0% (0)	10.0% (3)	30
answered question											66

& What is a reasonable turnaround time for a 1004 (Single-family detached) appraisal for Fannie Mae and Freddie Mac?

	24 hours	2 Business Days	3 Business Days	4 Business Days	5 Business Days	6 Business Days	7+ Business Days	Response Count
Carson City, NV MSA	0.0% (0)	11.8% (2)	17.6% (3)	11.8% (2)	52.9% (9)	0.0% (0)	5.9% (1)	17
Las Vegas-Paradise, NV MSA	0.0% (0)	8.9% (4)	15.6% (7)	22.2% (10)	35.6% (16)	6.7% (3)	11.1% (5)	45
Reno-Sparks, NV MSA	0.0% (0)	14.3% (2)	14.3% (2)	21.4% (3)	50.0% (7)	0.0% (0)	0.0% (0)	14
Rural Nevada	0.0% (0)	3.6% (1)	7.1% (2)	17.9% (5)	39.3% (11)	14.3% (4)	17.9% (5)	28
<i>answered question</i>								66

3. What is your Customary and Reasonable fee for a 1004 (Single-family detached) appraisal for FHA?

	<\$175	\$175- \$250	\$251- \$300	\$301- \$350	\$351- \$400	\$401- \$450	\$451- \$500	\$501- \$550	\$551- \$600	\$601+	Response Count
Carson City, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	43.8% (7)	37.5% (6)	6.3% (1)	6.3% (1)	6.3% (1)	0.0% (0)	16
Las Vegas-Paradise, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	4.3% (2)	39.1% (18)	37.0% (17)	13.0% (6)	2.2% (1)	4.3% (2)	0.0% (0)	46
Reno-Sparks, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	35.7% (5)	42.9% (6)	21.4% (3)	0.0% (0)	0.0% (0)	0.0% (0)	14
Rural Nevada	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	14.3% (4)	28.6% (8)	28.6% (8)	17.9% (5)	0.0% (0)	10.7% (3)	28
answered question											66

(. What is a reasonable turnaround time for a 1004 (Single-family detached) appraisal for FHA?

	24 hours	2 Business Days	3 Business Days	4 Business Days	5 Business Days	6 Business Days	7+ Business Days	Response Count
Carson City, NV MSA	0.0% (0)	13.3% (2)	13.3% (2)	6.7% (1)	46.7% (7)	6.7% (1)	13.3% (2)	15
Las Vegas-Paradise, NV MSA	0.0% (0)	8.7% (4)	15.2% (7)	21.7% (10)	37.0% (17)	4.3% (2)	13.0% (6)	46
Reno-Sparks, NV MSA	0.0% (0)	14.3% (2)	14.3% (2)	7.1% (1)	57.1% (8)	0.0% (0)	7.1% (1)	14
Rural Nevada	0.0% (0)	3.6% (1)	7.1% (2)	25.0% (7)	35.7% (10)	7.1% (2)	21.4% (6)	28
<i>answered question</i>								66

) . What is your Customary and Reasonable fee for a 1004 (Single-family detached) REO Appraisal with REO addendum?

	<\$175	\$175- \$250	\$251- \$300	\$301- \$350	\$351- \$400	\$401- \$450	\$451- \$500	\$501- \$550	\$551- \$600	\$601+	Response Count
Carson City, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	28.6% (4)	35.7% (5)	21.4% (3)	0.0% (0)	7.1% (1)	7.1% (1)	14
Las Vegas-Paradise, NV MSA	0.0% (0)	0.0% (0)	2.2% (1)	2.2% (1)	35.6% (16)	33.3% (15)	20.0% (9)	2.2% (1)	2.2% (1)	2.2% (1)	45
Reno-Sparks, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	25.0% (3)	33.3% (4)	25.0% (3)	8.3% (1)	8.3% (1)	0.0% (0)	12
Rural Nevada	0.0% (0)	0.0% (0)	3.7% (1)	0.0% (0)	11.1% (3)	11.1% (3)	29.6% (8)	22.2% (6)	11.1% (3)	11.1% (3)	27
answered question											63

*** . What is a reasonable turnaround time for a 1004 (Single-family detached) REO Appraisal with REO addendum?**

	24 hours	2 Business Days	3 Business Days	4 Business Days	5 Business Days	6 Business Days	7+ Business Days	Response Count
Carson City, NV MSA	0.0% (0)	7.7% (1)	7.7% (1)	23.1% (3)	38.5% (5)	0.0% (0)	23.1% (3)	13
Las Vegas-Paradise, NV MSA	0.0% (0)	8.5% (4)	12.8% (6)	19.1% (9)	36.2% (17)	6.4% (3)	17.0% (8)	47
Reno-Sparks, NV MSA	0.0% (0)	8.3% (1)	8.3% (1)	25.0% (3)	41.7% (5)	16.7% (2)	0.0% (0)	12
Rural Nevada	0.0% (0)	7.1% (2)	3.6% (1)	14.3% (4)	35.7% (10)	14.3% (4)	25.0% (7)	28
							<i>answered question</i>	64

+. What is your Customary and Reasonable fee for a 2055 (Exterior or "drive-by") appraisal?

	<\$175	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$600	\$601+	Response Count
Carson City, NV MSA	0.0% (0)	12.5% (2)	12.5% (2)	37.5% (6)	31.3% (5)	6.3% (1)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	16
Las Vegas-Paradise, NV MSA	0.0% (0)	21.7% (10)	37.0% (17)	32.6% (15)	4.3% (2)	0.0% (0)	2.2% (1)	0.0% (0)	0.0% (0)	2.2% (1)	46
Reno-Sparks, NV MSA	0.0% (0)	7.1% (1)	7.1% (1)	50.0% (7)	35.7% (5)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	14
Rural Nevada	0.0% (0)	0.0% (0)	7.1% (2)	42.9% (12)	25.0% (7)	3.6% (1)	10.7% (3)	0.0% (0)	0.0% (0)	10.7% (3)	28
<i>answered question</i>											66

, . What is a reasonable turnaround time for a 2055 (Exterior or "drive-by") appraisal?

	24 hours	2 Business Days	3 Business Days	4 Business Days	5 Business Days	6 Business Days	7+ Business Days	Response Count
Carson City, NV MSA	0.0% (0)	18.8% (3)	25.0% (4)	12.5% (2)	37.5% (6)	0.0% (0)	6.3% (1)	16
Las Vegas-Paradise, NV MSA	4.4% (2)	13.3% (6)	33.3% (15)	8.9% (4)	33.3% (15)	2.2% (1)	4.4% (2)	45
Reno-Sparks, NV MSA	0.0% (0)	21.4% (3)	21.4% (3)	21.4% (3)	35.7% (5)	0.0% (0)	0.0% (0)	14
Rural Nevada	0.0% (0)	3.6% (1)	39.3% (11)	7.1% (2)	32.1% (9)	3.6% (1)	14.3% (4)	28
<i>answered question</i>								65

- . What is your Customary and Reasonable fee for a 1004C (Single Family Manufactured Housing) appraisal?

	<\$175	\$175- \$250	\$251- \$300	\$301- \$350	\$351- \$400	\$401- \$450	\$451- \$500	\$501- \$550	\$551- \$600	\$601+	Response Count
Carson City, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	12.5% (2)	37.5% (6)	37.5% (6)	0.0% (0)	6.3% (1)	6.3% (1)	0.0% (0)	16
Las Vegas-Paradise, NV MSA	0.0% (0)	0.0% (0)	2.7% (1)	5.4% (2)	32.4% (12)	32.4% (12)	13.5% (5)	5.4% (2)	2.7% (1)	5.4% (2)	37
Reno-Sparks, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	14.3% (2)	35.7% (5)	35.7% (5)	7.1% (1)	7.1% (1)	0.0% (0)	0.0% (0)	14
Rural Nevada	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	21.4% (6)	32.1% (9)	14.3% (4)	10.7% (3)	7.1% (2)	14.3% (4)	28
answered question											57

%\$. What is a reasonable turnaround time for a 1004C (Single Family Manufactured Housing) appraisal?

	24 hours	2 Business Days	3 Business Days	4 Business Days	5 Business Days	6 Business Days	7+ Business Days	Response Count
Carson City, NV MSA	0.0% (0)	12.5% (2)	12.5% (2)	6.3% (1)	50.0% (8)	6.3% (1)	12.5% (2)	16
Las Vegas-Paradise, NV MSA	0.0% (0)	8.1% (3)	10.8% (4)	21.6% (8)	32.4% (12)	8.1% (3)	18.9% (7)	37
Reno-Sparks, NV MSA	0.0% (0)	14.3% (2)	14.3% (2)	14.3% (2)	57.1% (8)	0.0% (0)	0.0% (0)	14
Rural Nevada	0.0% (0)	3.7% (1)	7.4% (2)	22.2% (6)	29.6% (8)	11.1% (3)	25.9% (7)	27
<i>answered question</i>								57

%% What is your Customary and Reasonable fee for a 1073 (Condominium) appraisal?

	<\$175	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$600	\$601+	Response Count
Carson City, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	20.0% (3)	40.0% (6)	26.7% (4)	6.7% (1)	6.7% (1)	0.0% (0)	0.0% (0)	15
Las Vegas-Paradise, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	25.5% (12)	57.4% (27)	10.6% (5)	2.1% (1)	0.0% (0)	0.0% (0)	4.3% (2)	47
Reno-Sparks, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	21.4% (3)	42.9% (6)	28.6% (4)	7.1% (1)	0.0% (0)	0.0% (0)	0.0% (0)	14
Rural Nevada	0.0% (0)	0.0% (0)	0.0% (0)	4.3% (1)	17.4% (4)	39.1% (9)	17.4% (4)	8.7% (2)	0.0% (0)	13.0% (3)	23
answered question											63

%% What is a reasonable turnaround time for a 1073 (Condominium) appraisal?

	24 hours	2 Business Days	3 Business Days	4 Business Days	5 Business Days	6 Business Days	7+ Business Days	Response Count	
Carson City, NV MSA	0.0% (0)	12.5% (2)	12.5% (2)	6.3% (1)	56.3% (9)	6.3% (1)	6.3% (1)	16	
Las Vegas-Paradise, NV MSA	0.0% (0)	10.6% (5)	14.9% (7)	25.5% (12)	29.8% (14)	6.4% (3)	12.8% (6)	47	
Reno-Sparks, NV MSA	0.0% (0)	7.1% (1)	14.3% (2)	21.4% (3)	57.1% (8)	0.0% (0)	0.0% (0)	14	
Rural Nevada	0.0% (0)	0.0% (0)	9.5% (2)	14.3% (3)	38.1% (8)	9.5% (2)	28.6% (6)	21	
answered question									63

% . What is your Customary and Reasonable fee for a 1025 (Small Residential Income Property – Duplex, Tri-Plex, or 4-Plex) appraisal?

	<\$175	\$175- \$250	\$251- \$300	\$301- \$350	\$351- \$400	\$401- \$450	\$451- \$500	\$501- \$550	\$551- \$600	\$601+	Response Count
Carson City, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	31.3% (5)	6.3% (1)	25.0% (4)	18.8% (3)	18.8% (3)	16
Las Vegas-Paradise, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	6.5% (3)	15.2% (7)	28.3% (13)	32.6% (15)	17.4% (8)	46
Reno-Sparks, NV MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	35.7% (5)	7.1% (1)	28.6% (4)	7.1% (1)	21.4% (3)	14
Rural Nevada	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	4.0% (1)	16.0% (4)	16.0% (4)	16.0% (4)	48.0% (12)	25
answered question											65

%4. What is a reasonable turnaround time for a 1025 (Small Residential Income Property – Duplex, Tri-Plex, or 4-Plex) appraisal?

	24 hours	2 Business Days	3 Business Days	4 Business Days	5 Business Days	6 Business Days	7+ Business Days	Response Count
Carson City, NV MSA	0.0% (0)	6.7% (1)	6.7% (1)	6.7% (1)	26.7% (4)	13.3% (2)	40.0% (6)	15
Las Vegas-Paradise, NV MSA	0.0% (0)	6.3% (3)	4.2% (2)	14.6% (7)	22.9% (11)	10.4% (5)	41.7% (20)	48
Reno-Sparks, NV MSA	0.0% (0)	0.0% (0)	7.7% (1)	7.7% (1)	23.1% (3)	15.4% (2)	46.2% (6)	13
Rural Nevada	0.0% (0)	4.0% (1)	4.0% (1)	0.0% (0)	28.0% (7)	12.0% (3)	52.0% (13)	25
							<i>answered question</i>	65

% . What is your Customary and Reasonable fee for a 2000 (Single-Family Field Review) appraisal?

	<\$175	\$175- \$250	\$251- \$300	\$301- \$350	\$351- \$400	\$401- \$450	\$451- \$500	\$501- \$550	\$551- \$600	\$601+	Response Count
Carson City, NV MSA	0.0% (0)	16.7% (2)	16.7% (2)	25.0% (3)	0.0% (0)	0.0% (0)	25.0% (3)	8.3% (1)	8.3% (1)	0.0% (0)	12
Las Vegas-Paradise, NV MSA	2.2% (1)	6.5% (3)	21.7% (10)	13.0% (6)	26.1% (12)	8.7% (4)	13.0% (6)	2.2% (1)	4.3% (2)	2.2% (1)	46
Reno-Sparks, NV MSA	0.0% (0)	18.2% (2)	18.2% (2)	27.3% (3)	0.0% (0)	0.0% (0)	18.2% (2)	18.2% (2)	0.0% (0)	0.0% (0)	11
Rural Nevada	0.0% (0)	4.2% (1)	8.3% (2)	16.7% (4)	8.3% (2)	8.3% (2)	0.0% (0)	25.0% (6)	20.8% (5)	8.3% (2)	24
<i>answered question</i>											59

% " What is a reasonable turnaround time for a 2000 (Single-Family Field Review) appraisal?

	24 hours	2 Business Days	3 Business Days	4 Business Days	5 Business Days	6 Business Days	7+ Business Days	Response Count	
Carson City, NV MSA	0.0% (0)	8.3% (1)	33.3% (4)	25.0% (3)	16.7% (2)	8.3% (1)	8.3% (1)	12	
Las Vegas-Paradise, NV MSA	0.0% (0)	10.9% (5)	15.2% (7)	10.9% (5)	47.8% (22)	8.7% (4)	6.5% (3)	46	
Reno-Sparks, NV MSA	0.0% (0)	10.0% (1)	20.0% (2)	30.0% (3)	30.0% (3)	0.0% (0)	10.0% (1)	10	
Rural Nevada	0.0% (0)	4.2% (1)	16.7% (4)	8.3% (2)	33.3% (8)	16.7% (4)	20.8% (5)	24	
<i>answered question</i>									59