

# Michigan - 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
Ann Arbor, MI MSA	0.0% (0)	6.1% (3)	12.2% (6)	32.7% (16)	<b>34.7% (17)</b>	8.2% (4)	4.1% (2)	2.0% (1)	0.0% (0)	0.0% (0)	49
Battle Creek, MI MSA	0.0% (0)	15.8% (3)	10.5% (2)	21.1% (4)	<b>26.3% (5)</b>	15.8% (3)	5.3% (1)	5.3% (1)	0.0% (0)	0.0% (0)	19
Bay City, MI MSA	5.3% (1)	5.3% (1)	5.3% (1)	<b>36.8% (7)</b>	26.3% (5)	10.5% (2)	5.3% (1)	5.3% (1)	0.0% (0)	0.0% (0)	19
Detroit-Warren-Livonia, MI MSA	4.3% (3)	0.0% (0)	17.1% (12)	34.3% (24)	<b>37.1% (26)</b>	2.9% (2)	1.4% (1)	2.9% (2)	0.0% (0)	0.0% (0)	70
Flint, MI MSA	8.8% (3)	0.0% (0)	5.9% (2)	<b>47.1% (16)</b>	32.4% (11)	2.9% (1)	0.0% (0)	2.9% (1)	0.0% (0)	0.0% (0)	34
Grand Rapids-Wyoming, MI MSA	8.0% (2)	4.0% (1)	0.0% (0)	<b>40.0% (10)</b>	32.0% (8)	4.0% (1)	8.0% (2)	4.0% (1)	0.0% (0)	0.0% (0)	25
Holland-Grand Haven, MI MSA	4.2% (1)	8.3% (2)	0.0% (0)	<b>37.5% (9)</b>	33.3% (8)	8.3% (2)	4.2% (1)	4.2% (1)	0.0% (0)	0.0% (0)	24
Jackson, MI MSA	0.0% (0)	12.0% (3)	4.0% (1)	<b>36.0% (9)</b>	20.0% (5)	16.0% (4)	8.0% (2)	4.0% (1)	0.0% (0)	0.0% (0)	25
Kalamazoo-Portage, MI MSA	0.0% (0)	14.3% (3)	0.0% (0)	<b>38.1% (8)</b>	28.6% (6)	9.5% (2)	4.8% (1)	4.8% (1)	0.0% (0)	0.0% (0)	21
Lansing-East Lansing, MI MSA	9.7% (3)	0.0% (0)	6.5% (2)	<b>38.7% (12)</b>	32.3% (10)	6.5% (2)	3.2% (1)	3.2% (1)	0.0% (0)	0.0% (0)	31
Monroe, MI MSA	12.0% (3)	0.0% (0)	0.0% (0)	32.0% (8)	<b>36.0% (9)</b>	8.0% (2)	8.0% (2)	4.0% (1)	0.0% (0)	0.0% (0)	25

Muskegon-Norton Shores, MI MSA	12.5% (2)	6.3% (1)	0.0% (0)	<b>37.5%</b> <b>(6)</b>	18.8% (3)	18.8% (3)	0.0% (0)	6.3% (1)	0.0% (0)	0.0% (0)	16
Niles-Benton Harbor, MI MSA	6.7% (1)	13.3% (2)	0.0% (0)	<b>26.7%</b> <b>(4)</b>	<b>26.7%</b> <b>(4)</b>	20.0% (3)	0.0% (0)	6.7% (1)	0.0% (0)	0.0% (0)	15
Saginaw-Saginaw Township North, MI MSA	8.0% (2)	4.0% (1)	0.0% (0)	<b>48.0%</b> <b>(12)</b>	20.0% (5)	12.0% (3)	4.0% (1)	4.0% (1)	0.0% (0)	0.0% (0)	25
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	23.1% (3)	7.7% (1)	23.1% (3)	7.7% (1)	<b>30.8%</b> <b>(4)</b>	0.0% (0)	7.7% (1)	0.0% (0)	0.0% (0)	13
Rural Michigan	0.0% (0)	0.0% (0)	5.3% (4)	25.3% (19)	<b>44.0%</b> <b>(33)</b>	16.0% (12)	8.0% (6)	1.3% (1)	0.0% (0)	0.0% (0)	75
<b>answered question</b>											<b>161</b>

## & 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
Ann Arbor, MI MSA	0.0% (0)	2.1% (1)	18.8% (9)	<b>27.1% (13)</b>	<b>27.1% (13)</b>	10.4% (5)	14.6% (7)	48
Battle Creek, MI MSA	0.0% (0)	5.9% (1)	11.8% (2)	29.4% (5)	<b>35.3% (6)</b>	5.9% (1)	11.8% (2)	17
Bay City, MI MSA	0.0% (0)	15.0% (3)	15.0% (3)	10.0% (2)	<b>25.0% (5)</b>	10.0% (2)	<b>25.0% (5)</b>	20
Detroit-Warren-Livonia, MI MSA	1.4% (1)	8.7% (6)	18.8% (13)	17.4% (12)	<b>36.2% (25)</b>	8.7% (6)	8.7% (6)	69
Flint, MI MSA	3.0% (1)	9.1% (3)	24.2% (8)	15.2% (5)	<b>30.3% (10)</b>	3.0% (1)	15.2% (5)	33
Grand Rapids-Wyoming, MI MSA	3.8% (1)	15.4% (4)	3.8% (1)	<b>23.1% (6)</b>	<b>23.1% (6)</b>	11.5% (3)	19.2% (5)	26
Holland-Grand Haven, MI MSA	0.0% (0)	17.4% (4)	13.0% (3)	<b>21.7% (5)</b>	17.4% (4)	8.7% (2)	<b>21.7% (5)</b>	23
Jackson, MI MSA	0.0% (0)	4.2% (1)	16.7% (4)	29.2% (7)	<b>33.3% (8)</b>	8.3% (2)	8.3% (2)	24
Kalamazoo-Portage, MI MSA	0.0% (0)	10.0% (2)	15.0% (3)	<b>30.0% (6)</b>	25.0% (5)	10.0% (2)	10.0% (2)	20
Lansing-East Lansing, MI MSA	3.4% (1)	6.9% (2)	10.3% (3)	27.6% (8)	<b>31.0% (9)</b>	17.2% (5)	3.4% (1)	29
Monroe, MI MSA	4.2% (1)	4.2% (1)	16.7% (4)	<b>25.0% (6)</b>	<b>25.0% (6)</b>	12.5% (3)	12.5% (3)	24
Muskegon-Norton Shores, MI MSA	5.6% (1)	16.7% (3)	5.6% (1)	22.2% (4)	11.1% (2)	11.1% (2)	<b>27.8% (5)</b>	18
Niles-Benton Harbor, MI MSA	0.0% (0)	14.3% (2)	14.3% (2)	21.4% (3)	<b>28.6% (4)</b>	0.0% (0)	21.4% (3)	14
Saginaw-Saginaw Township North, MI MSA	4.5% (1)	13.6% (3)	22.7% (5)	9.1% (2)	18.2% (4)	4.5% (1)	<b>27.3% (6)</b>	22
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	8.3% (1)	16.7% (2)	25.0% (3)	<b>33.3% (4)</b>	0.0% (0)	16.7% (2)	12
Rural Michigan	1.4% (1)	1.4% (1)	15.1% (11)	23.3% (17)	15.1% (11)	16.4% (12)	<b>27.4% (20)</b>	73

### 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
Ann Arbor, MI MSA	0.0% (0)	4.3% (2)	4.3% (2)	15.2% (7)	<b>37.0% (17)</b>	21.7% (10)	13.0% (6)	4.3% (2)	0.0% (0)	0.0% (0)	46
Battle Creek, MI MSA	0.0% (0)	11.1% (2)	5.6% (1)	5.6% (1)	<b>33.3% (6)</b>	27.8% (5)	11.1% (2)	5.6% (1)	0.0% (0)	0.0% (0)	18
Bay City, MI MSA	5.3% (1)	10.5% (2)	0.0% (0)	5.3% (1)	<b>42.1% (8)</b>	21.1% (4)	5.3% (1)	10.5% (2)	0.0% (0)	0.0% (0)	19
Detroit-Warren-Livonia, MI MSA	2.9% (2)	1.5% (1)	1.5% (1)	23.5% (16)	<b>41.2% (28)</b>	22.1% (15)	5.9% (4)	1.5% (1)	0.0% (0)	0.0% (0)	68
Flint, MI MSA	6.7% (2)	3.3% (1)	0.0% (0)	13.3% (4)	<b>46.7% (14)</b>	20.0% (6)	6.7% (2)	3.3% (1)	0.0% (0)	0.0% (0)	30
Grand Rapids-Wyoming, MI MSA	7.7% (2)	0.0% (0)	3.8% (1)	7.7% (2)	<b>46.2% (12)</b>	23.1% (6)	7.7% (2)	3.8% (1)	0.0% (0)	0.0% (0)	26
Holland-Grand Haven, MI MSA	0.0% (0)	9.1% (2)	4.5% (1)	9.1% (2)	<b>45.5% (10)</b>	18.2% (4)	9.1% (2)	4.5% (1)	0.0% (0)	0.0% (0)	22
Jackson, MI MSA	0.0% (0)	8.7% (2)	4.3% (1)	8.7% (2)	<b>39.1% (9)</b>	17.4% (4)	13.0% (3)	8.7% (2)	0.0% (0)	0.0% (0)	23
Kalamazoo-Portage, MI MSA	5.0% (1)	5.0% (1)	5.0% (1)	10.0% (2)	<b>40.0% (8)</b>	20.0% (4)	5.0% (1)	10.0% (2)	0.0% (0)	0.0% (0)	20

Lansing-East Lansing, MI MSA	6.5% (2)	3.2% (1)	0.0% (0)	12.9% (4)	<b>38.7% (12)</b>	22.6% (7)	9.7% (3)	6.5% (2)	0.0% (0)	0.0% (0)	31
Monroe, MI MSA	8.0% (2)	4.0% (1)	0.0% (0)	8.0% (2)	<b>40.0% (10)</b>	20.0% (5)	12.0% (3)	8.0% (2)	0.0% (0)	0.0% (0)	25
Muskegon-Norton Shores, MI MSA	12.5% (2)	0.0% (0)	6.3% (1)	12.5% (2)	<b>37.5% (6)</b>	12.5% (2)	6.3% (1)	12.5% (2)	0.0% (0)	0.0% (0)	16
Niles-Benton Harbor, MI MSA	6.7% (1)	6.7% (1)	6.7% (1)	<b>20.0% (3)</b>	13.3% (2)	13.3% (2)	<b>20.0% (3)</b>	13.3% (2)	0.0% (0)	0.0% (0)	15
Saginaw-Saginaw Township North, MI MSA	8.3% (2)	0.0% (0)	4.2% (1)	8.3% (2)	<b>45.8% (11)</b>	16.7% (4)	4.2% (1)	12.5% (3)	0.0% (0)	0.0% (0)	24
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	16.7% (2)	8.3% (1)	<b>25.0% (3)</b>	8.3% (1)	0.0% (0)	<b>25.0% (3)</b>	16.7% (2)	0.0% (0)	0.0% (0)	12
Rural Michigan	0.0% (0)	0.0% (0)	4.2% (3)	6.9% (5)	<b>36.1% (26)</b>	30.6% (22)	12.5% (9)	8.3% (6)	1.4% (1)	0.0% (0)	72
<b>answered question</b>											<b>156</b>

#### 4. 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
Ann Arbor, MI MSA	0.0% (0)	2.2% (1)	19.6% (9)	21.7% (10)	<b>26.1% (12)</b>	13.0% (6)	17.4% (8)	46
Battle Creek, MI MSA	0.0% (0)	5.6% (1)	11.1% (2)	<b>27.8% (5)</b>	22.2% (4)	16.7% (3)	16.7% (3)	18
Bay City, MI MSA	0.0% (0)	10.0% (2)	15.0% (3)	10.0% (2)	15.0% (3)	15.0% (3)	<b>35.0% (7)</b>	20
Detroit-Warren-Livonia, MI MSA	1.5% (1)	6.0% (4)	20.9% (14)	16.4% (11)	<b>35.8% (24)</b>	9.0% (6)	10.4% (7)	67
Flint, MI MSA	3.6% (1)	3.6% (1)	<b>25.0% (7)</b>	14.3% (4)	<b>25.0% (7)</b>	7.1% (2)	21.4% (6)	28
Grand Rapids-Wyoming, MI MSA	4.0% (1)	12.0% (3)	8.0% (2)	20.0% (5)	<b>24.0% (6)</b>	12.0% (3)	20.0% (5)	25
Holland-Grand Haven, MI MSA	0.0% (0)	8.7% (2)	<b>21.7% (5)</b>	17.4% (4)	<b>21.7% (5)</b>	8.7% (2)	<b>21.7% (5)</b>	23
Jackson, MI MSA	0.0% (0)	4.3% (1)	13.0% (3)	<b>30.4% (7)</b>	<b>30.4% (7)</b>	13.0% (3)	8.7% (2)	23
Kalamazoo-Portage, MI MSA	0.0% (0)	10.0% (2)	5.0% (1)	<b>30.0% (6)</b>	25.0% (5)	10.0% (2)	20.0% (4)	20
Lansing-East Lansing, MI MSA	3.2% (1)	6.5% (2)	12.9% (4)	<b>29.0% (9)</b>	25.8% (8)	16.1% (5)	6.5% (2)	31
Monroe, MI MSA	3.8% (1)	3.8% (1)	15.4% (4)	<b>26.9% (7)</b>	19.2% (5)	11.5% (3)	19.2% (5)	26
Muskegon-Norton Shores, MI MSA	6.7% (1)	6.7% (1)	13.3% (2)	20.0% (3)	20.0% (3)	6.7% (1)	<b>26.7% (4)</b>	15
Niles-Benton Harbor, MI MSA	0.0% (0)	14.3% (2)	7.1% (1)	21.4% (3)	<b>35.7% (5)</b>	7.1% (1)	14.3% (2)	14
Saginaw-Saginaw Township North, MI MSA	4.2% (1)	4.2% (1)	25.0% (6)	12.5% (3)	12.5% (3)	8.3% (2)	<b>33.3% (8)</b>	24
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	8.3% (1)	16.7% (2)	16.7% (2)	<b>33.3% (4)</b>	8.3% (1)	16.7% (2)	12
Rural Michigan	0.0% (0)	2.7% (2)	12.3% (9)	17.8% (13)	24.7% (18)	13.7% (10)	<b>28.8% (21)</b>	73
<i>answered question</i>								<b>156</b>

**) . 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
Ann Arbor, MI MSA	0.0% (0)	4.5% (2)	4.5% (2)	20.5% (9)	<b>31.8% (14)</b>	11.4% (5)	15.9% (7)	9.1% (4)	2.3% (1)	0.0% (0)	44
Battle Creek, MI MSA	0.0% (0)	11.8% (2)	5.9% (1)	0.0% (0)	<b>29.4% (5)</b>	<b>29.4% (5)</b>	17.6% (3)	0.0% (0)	5.9% (1)	0.0% (0)	17
Bay City, MI MSA	5.6% (1)	11.1% (2)	0.0% (0)	11.1% (2)	<b>38.9% (7)</b>	11.1% (2)	16.7% (3)	0.0% (0)	5.6% (1)	0.0% (0)	18
Detroit-Warren-Livonia, MI MSA	3.3% (2)	1.7% (1)	3.3% (2)	16.7% (10)	<b>36.7% (22)</b>	21.7% (13)	10.0% (6)	5.0% (3)	1.7% (1)	0.0% (0)	60
Flint, MI MSA	6.5% (2)	3.2% (1)	3.2% (1)	16.1% (5)	<b>38.7% (12)</b>	19.4% (6)	6.5% (2)	3.2% (1)	3.2% (1)	0.0% (0)	31
Grand Rapids-Wyoming, MI MSA	8.0% (2)	0.0% (0)	4.0% (1)	0.0% (0)	<b>48.0% (12)</b>	16.0% (4)	20.0% (5)	0.0% (0)	4.0% (1)	0.0% (0)	25
Holland-Grand Haven, MI MSA	0.0% (0)	8.7% (2)	4.3% (1)	0.0% (0)	<b>47.8% (11)</b>	17.4% (4)	17.4% (4)	0.0% (0)	4.3% (1)	0.0% (0)	23
Jackson, MI MSA	0.0% (0)	9.1% (2)	4.5% (1)	4.5% (1)	<b>36.4% (8)</b>	22.7% (5)	13.6% (3)	4.5% (1)	4.5% (1)	0.0% (0)	22
Kalamazoo-Portage, MI MSA	5.6% (1)	5.6% (1)	5.6% (1)	0.0% (0)	<b>38.9% (7)</b>	22.2% (4)	16.7% (3)	0.0% (0)	5.6% (1)	0.0% (0)	18
Lansing-East Lansing, MI MSA	6.9% (2)	3.4% (1)	0.0% (0)	10.3% (3)	27.6% (8)	<b>31.0% (9)</b>	10.3% (3)	6.9% (2)	3.4% (1)	0.0% (0)	29

Monroe, MI MSA	9.1% (2)	4.5% (1)	0.0% (0)	4.5% (1)	<b>40.9% (9)</b>	4.5% (1)	27.3% (6)	4.5% (1)	4.5% (1)	0.0% (0)	22
Muskegon-Norton Shores, MI MSA	11.8% (2)	0.0% (0)	5.9% (1)	0.0% (0)	<b>35.3% (6)</b>	11.8% (2)	29.4% (5)	0.0% (0)	5.9% (1)	0.0% (0)	17
Niles-Benton Harbor, MI MSA	7.1% (1)	7.1% (1)	7.1% (1)	0.0% (0)	<b>35.7% (5)</b>	0.0% (0)	28.6% (4)	7.1% (1)	7.1% (1)	0.0% (0)	14
Saginaw-Saginaw Township North, MI MSA	9.5% (2)	0.0% (0)	4.8% (1)	14.3% (3)	<b>38.1% (8)</b>	9.5% (2)	19.0% (4)	0.0% (0)	4.8% (1)	0.0% (0)	21
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	16.7% (2)	8.3% (1)	0.0% (0)	<b>33.3% (4)</b>	0.0% (0)	<b>33.3% (4)</b>	0.0% (0)	8.3% (1)	0.0% (0)	12
Rural Michigan	0.0% (0)	1.5% (1)	1.5% (1)	5.9% (4)	<b>41.2% (28)</b>	20.6% (14)	14.7% (10)	10.3% (7)	4.4% (3)	0.0% (0)	68
<b>answered question</b>											<b>146</b>



**\* . 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
Ann Arbor, MI MSA	0.0% (0)	2.3% (1)	15.9% (7)	15.9% (7)	<b>27.3% (12)</b>	11.4% (5)	<b>27.3% (12)</b>	44
Battle Creek, MI MSA	0.0% (0)	5.9% (1)	11.8% (2)	<b>23.5% (4)</b>	17.6% (3)	<b>23.5% (4)</b>	17.6% (3)	17
Bay City, MI MSA	0.0% (0)	10.5% (2)	<b>26.3% (5)</b>	10.5% (2)	15.8% (3)	10.5% (2)	<b>26.3% (5)</b>	19
Detroit-Warren-Livonia, MI MSA	1.7% (1)	5.2% (3)	10.3% (6)	15.5% (9)	<b>39.7% (23)</b>	13.8% (8)	13.8% (8)	58
Flint, MI MSA	3.2% (1)	3.2% (1)	<b>25.8% (8)</b>	12.9% (4)	<b>25.8% (8)</b>	12.9% (4)	16.1% (5)	31
Grand Rapids-Wyoming, MI MSA	4.0% (1)	12.0% (3)	8.0% (2)	12.0% (3)	20.0% (5)	16.0% (4)	<b>28.0% (7)</b>	25
Holland-Grand Haven, MI MSA	0.0% (0)	8.7% (2)	21.7% (5)	13.0% (3)	13.0% (3)	13.0% (3)	<b>30.4% (7)</b>	23
Jackson, MI MSA	0.0% (0)	4.5% (1)	18.2% (4)	<b>22.7% (5)</b>	<b>22.7% (5)</b>	13.6% (3)	18.2% (4)	22
Kalamazoo-Portage, MI MSA	0.0% (0)	10.0% (2)	5.0% (1)	<b>25.0% (5)</b>	20.0% (4)	15.0% (3)	<b>25.0% (5)</b>	20
Lansing-East Lansing, MI MSA	3.3% (1)	3.3% (1)	10.0% (3)	<b>26.7% (8)</b>	23.3% (7)	16.7% (5)	16.7% (5)	30
Monroe, MI MSA	4.5% (1)	4.5% (1)	18.2% (4)	18.2% (4)	18.2% (4)	<b>22.7% (5)</b>	13.6% (3)	22
Muskegon-Norton Shores, MI MSA	5.9% (1)	5.9% (1)	17.6% (3)	11.8% (2)	11.8% (2)	17.6% (3)	<b>29.4% (5)</b>	17
Niles-Benton Harbor, MI MSA	0.0% (0)	14.3% (2)	7.1% (1)	21.4% (3)	<b>28.6% (4)</b>	14.3% (2)	14.3% (2)	14
Saginaw-Saginaw Township North, MI MSA	4.5% (1)	4.5% (1)	<b>31.8% (7)</b>	13.6% (3)	13.6% (3)	9.1% (2)	22.7% (5)	22
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	8.3% (1)	16.7% (2)	16.7% (2)	<b>25.0% (3)</b>	16.7% (2)	16.7% (2)	12
Rural Michigan	0.0% (0)	0.0% (0)	14.3% (10)	20.0% (14)	18.6% (13)	20.0% (14)	<b>27.1% (19)</b>	70

### +. 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
Ann Arbor, MI MSA	2.2% (1)	24.4% (11)	<b>31.1%</b> <b>(14)</b>	22.2% (10)	13.3% (6)	4.4% (2)	2.2% (1)	0.0% (0)	0.0% (0)	0.0% (0)	45
Battle Creek, MI MSA	5.9% (1)	23.5% (4)	17.6% (3)	<b>29.4%</b> <b>(5)</b>	17.6% (3)	0.0% (0)	5.9% (1)	0.0% (0)	0.0% (0)	0.0% (0)	17
Bay City, MI MSA	9.5% (2)	14.3% (3)	<b>38.1%</b> <b>(8)</b>	9.5% (2)	19.0% (4)	4.8% (1)	4.8% (1)	0.0% (0)	0.0% (0)	0.0% (0)	21
Detroit-Warren-Livonia, MI MSA	6.1% (4)	22.7% (15)	<b>47.0%</b> <b>(31)</b>	15.2% (10)	6.1% (4)	1.5% (1)	1.5% (1)	0.0% (0)	0.0% (0)	0.0% (0)	66
Flint, MI MSA	9.4% (3)	28.1% (9)	<b>34.4%</b> <b>(11)</b>	12.5% (4)	12.5% (4)	0.0% (0)	3.1% (1)	0.0% (0)	0.0% (0)	0.0% (0)	32
Grand Rapids-Wyoming, MI MSA	13.0% (3)	4.3% (1)	<b>43.5%</b> <b>(10)</b>	21.7% (5)	13.0% (3)	0.0% (0)	4.3% (1)	0.0% (0)	0.0% (0)	0.0% (0)	23
Holland-Grand Haven, MI MSA	4.5% (1)	18.2% (4)	<b>36.4%</b> <b>(8)</b>	22.7% (5)	13.6% (3)	0.0% (0)	4.5% (1)	0.0% (0)	0.0% (0)	0.0% (0)	22
Jackson, MI MSA	4.2% (1)	16.7% (4)	<b>41.7%</b> <b>(10)</b>	16.7% (4)	12.5% (3)	4.2% (1)	4.2% (1)	0.0% (0)	0.0% (0)	0.0% (0)	24
Kalamazoo-Portage, MI MSA	10.5% (2)	10.5% (2)	26.3% (5)	<b>31.6%</b> <b>(6)</b>	10.5% (2)	5.3% (1)	5.3% (1)	0.0% (0)	0.0% (0)	0.0% (0)	19
Lansing-East Lansing, MI MSA	10.0% (3)	13.3% (4)	<b>36.7%</b> <b>(11)</b>	20.0% (6)	13.3% (4)	3.3% (1)	3.3% (1)	0.0% (0)	0.0% (0)	0.0% (0)	30

Monroe, MI MSA	12.5% (3)	8.3% (2)	<b>33.3%</b> <b>(8)</b>	16.7% (4)	16.7% (4)	8.3% (2)	4.2% (1)	0.0% (0)	0.0% (0)	0.0% (0)	24
Muskegon-Norton Shores, MI MSA	17.6% (3)	11.8% (2)	<b>23.5%</b> <b>(4)</b>	<b>23.5%</b> <b>(4)</b>	11.8% (2)	0.0% (0)	11.8% (2)	0.0% (0)	0.0% (0)	0.0% (0)	17
Niles-Benton Harbor, MI MSA	14.3% (2)	14.3% (2)	21.4% (3)	7.1% (1)	<b>28.6%</b> <b>(4)</b>	0.0% (0)	14.3% (2)	0.0% (0)	0.0% (0)	0.0% (0)	14
Saginaw-Saginaw Township North, MI MSA	12.5% (3)	12.5% (3)	<b>41.7%</b> <b>(10)</b>	8.3% (2)	12.5% (3)	4.2% (1)	8.3% (2)	0.0% (0)	0.0% (0)	0.0% (0)	24
South Bend-Mishawaka, IN-MI MSA	8.3% (1)	<b>25.0%</b> <b>(3)</b>	16.7% (2)	8.3% (1)	<b>25.0%</b> <b>(3)</b>	0.0% (0)	16.7% (2)	0.0% (0)	0.0% (0)	0.0% (0)	12
Rural Michigan	0.0% (0)	8.7% (6)	<b>30.4%</b> <b>(21)</b>	29.0% (20)	17.4% (12)	7.2% (5)	7.2% (5)	0.0% (0)	0.0% (0)	0.0% (0)	69
<b>answered question</b>											<b>158</b>

**. . 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
Ann Arbor, MI MSA	0.0% (0)	13.3% (6)	<b>35.6% (16)</b>	13.3% (6)	24.4% (11)	4.4% (2)	8.9% (4)	45
Battle Creek, MI MSA	0.0% (0)	13.3% (2)	<b>26.7% (4)</b>	13.3% (2)	<b>26.7% (4)</b>	6.7% (1)	13.3% (2)	15
Bay City, MI MSA	0.0% (0)	23.8% (5)	19.0% (4)	0.0% (0)	<b>33.3% (7)</b>	9.5% (2)	14.3% (3)	21
Detroit-Warren-Livonia, MI MSA	1.5% (1)	21.2% (14)	25.8% (17)	<b>28.8% (19)</b>	19.7% (13)	1.5% (1)	1.5% (1)	66
Flint, MI MSA	6.1% (2)	21.2% (7)	24.2% (8)	6.1% (2)	<b>33.3% (11)</b>	0.0% (0)	9.1% (3)	33
Grand Rapids-Wyoming, MI MSA	4.3% (1)	<b>21.7% (5)</b>	<b>21.7% (5)</b>	13.0% (3)	<b>21.7% (5)</b>	0.0% (0)	17.4% (4)	23
Holland-Grand Haven, MI MSA	0.0% (0)	<b>26.1% (6)</b>	<b>26.1% (6)</b>	4.3% (1)	21.7% (5)	4.3% (1)	17.4% (4)	23
Jackson, MI MSA	0.0% (0)	13.0% (3)	<b>30.4% (7)</b>	21.7% (5)	21.7% (5)	8.7% (2)	4.3% (1)	23
Kalamazoo-Portage, MI MSA	0.0% (0)	15.8% (3)	<b>31.6% (6)</b>	5.3% (1)	<b>31.6% (6)</b>	5.3% (1)	10.5% (2)	19
Lansing-East Lansing, MI MSA	6.7% (2)	13.3% (4)	<b>26.7% (8)</b>	16.7% (5)	<b>26.7% (8)</b>	6.7% (2)	3.3% (1)	30
Monroe, MI MSA	4.2% (1)	8.3% (2)	<b>41.7% (10)</b>	12.5% (3)	16.7% (4)	12.5% (3)	4.2% (1)	24
Muskegon-Norton Shores, MI MSA	5.9% (1)	<b>23.5% (4)</b>	<b>23.5% (4)</b>	0.0% (0)	<b>23.5% (4)</b>	5.9% (1)	17.6% (3)	17
Niles-Benton Harbor, MI MSA	0.0% (0)	21.4% (3)	<b>28.6% (4)</b>	0.0% (0)	<b>28.6% (4)</b>	7.1% (1)	14.3% (2)	14
Saginaw-Saginaw Township North, MI MSA	4.2% (1)	<b>29.2% (7)</b>	16.7% (4)	0.0% (0)	<b>29.2% (7)</b>	8.3% (2)	12.5% (3)	24
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	16.7% (2)	25.0% (3)	0.0% (0)	<b>41.7% (5)</b>	8.3% (1)	8.3% (1)	12
Rural Michigan	0.0% (0)	7.2% (5)	<b>30.4% (21)</b>	10.1% (7)	<b>30.4% (21)</b>	7.2% (5)	14.5% (10)	69
<b>answered question</b>								<b>158</b>

## - . 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
Ann Arbor, MI MSA	0.0% (0)	5.4% (2)	10.8% (4)	21.6% (8)	<b>24.3% (9)</b>	16.2% (6)	8.1% (3)	8.1% (3)	5.4% (2)	0.0% (0)	37
Battle Creek, MI MSA	0.0% (0)	10.5% (2)	10.5% (2)	10.5% (2)	<b>26.3% (5)</b>	15.8% (3)	15.8% (3)	5.3% (1)	5.3% (1)	0.0% (0)	19
Bay City, MI MSA	5.0% (1)	10.0% (2)	0.0% (0)	20.0% (4)	15.0% (3)	<b>25.0% (5)</b>	10.0% (2)	10.0% (2)	5.0% (1)	0.0% (0)	20
Detroit-Warren-Livonia, MI MSA	4.7% (2)	2.3% (1)	7.0% (3)	14.0% (6)	<b>25.6% (11)</b>	20.9% (9)	14.0% (6)	9.3% (4)	2.3% (1)	0.0% (0)	43
Flint, MI MSA	7.7% (2)	3.8% (1)	3.8% (1)	<b>23.1% (6)</b>	<b>23.1% (6)</b>	19.2% (5)	7.7% (2)	7.7% (2)	3.8% (1)	0.0% (0)	26
Grand Rapids-Wyoming, MI MSA	8.3% (2)	0.0% (0)	4.2% (1)	20.8% (5)	20.8% (5)	<b>25.0% (6)</b>	8.3% (2)	8.3% (2)	4.2% (1)	0.0% (0)	24
Holland-Grand Haven, MI MSA	0.0% (0)	9.1% (2)	4.5% (1)	18.2% (4)	22.7% (5)	<b>27.3% (6)</b>	9.1% (2)	4.5% (1)	4.5% (1)	0.0% (0)	22
Jackson, MI MSA	0.0% (0)	8.7% (2)	8.7% (2)	17.4% (4)	17.4% (4)	<b>21.7% (5)</b>	13.0% (3)	4.3% (1)	8.7% (2)	0.0% (0)	23
Kalamazoo-Portage, MI MSA	5.3% (1)	5.3% (1)	5.3% (1)	<b>26.3% (5)</b>	21.1% (4)	15.8% (3)	5.3% (1)	10.5% (2)	5.3% (1)	0.0% (0)	19
Lansing-East Lansing, MI MSA	6.9% (2)	3.4% (1)	3.4% (1)	13.8% (4)	<b>31.0% (9)</b>	24.1% (7)	6.9% (2)	6.9% (2)	3.4% (1)	0.0% (0)	29

Monroe, MI MSA	10.0% (2)	5.0% (1)	0.0% (0)	15.0% (3)	20.0% (4)	<b>30.0%</b> <b>(6)</b>	0.0% (0)	10.0% (2)	10.0% (2)	0.0% (0)	20
Muskegon-Norton Shores, MI MSA	11.8% (2)	0.0% (0)	5.9% (1)	<b>23.5%</b> <b>(4)</b>	17.6% (3)	17.6% (3)	5.9% (1)	11.8% (2)	5.9% (1)	0.0% (0)	17
Niles-Benton Harbor, MI MSA	7.1% (1)	7.1% (1)	7.1% (1)	14.3% (2)	<b>21.4%</b> <b>(3)</b>	<b>21.4%</b> <b>(3)</b>	0.0% (0)	14.3% (2)	7.1% (1)	0.0% (0)	14
Saginaw-Saginaw Township North, MI MSA	8.3% (2)	0.0% (0)	4.2% (1)	<b>25.0%</b> <b>(6)</b>	<b>25.0%</b> <b>(6)</b>	20.8% (5)	0.0% (0)	12.5% (3)	4.2% (1)	0.0% (0)	24
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	16.7% (2)	8.3% (1)	8.3% (1)	16.7% (2)	<b>25.0%</b> <b>(3)</b>	0.0% (0)	16.7% (2)	8.3% (1)	0.0% (0)	12
Rural Michigan	0.0% (0)	0.0% (0)	6.3% (4)	14.3% (9)	<b>42.9%</b> <b>(27)</b>	12.7% (8)	11.1% (7)	7.9% (5)	3.2% (2)	1.6% (1)	63
<b>answered question</b>											<b>134</b>

## %. 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
Ann Arbor, MI MSA	0.0% (0)	2.8% (1)	19.4% (7)	13.9% (5)	<b>30.6% (11)</b>	8.3% (3)	25.0% (9)	36
Battle Creek, MI MSA	0.0% (0)	5.6% (1)	11.1% (2)	16.7% (3)	<b>38.9% (7)</b>	0.0% (0)	27.8% (5)	18
Bay City, MI MSA	0.0% (0)	10.0% (2)	20.0% (4)	5.0% (1)	25.0% (5)	5.0% (1)	<b>35.0% (7)</b>	20
Detroit-Warren-Livonia, MI MSA	2.3% (1)	4.7% (2)	14.0% (6)	7.0% (3)	<b>32.6% (14)</b>	7.0% (3)	<b>32.6% (14)</b>	43
Flint, MI MSA	3.7% (1)	3.7% (1)	<b>29.6% (8)</b>	7.4% (2)	<b>29.6% (8)</b>	0.0% (0)	25.9% (7)	27
Grand Rapids-Wyoming, MI MSA	4.5% (1)	13.6% (3)	9.1% (2)	13.6% (3)	18.2% (4)	4.5% (1)	<b>36.4% (8)</b>	22
Holland-Grand Haven, MI MSA	0.0% (0)	10.0% (2)	25.0% (5)	10.0% (2)	15.0% (3)	5.0% (1)	<b>35.0% (7)</b>	20
Jackson, MI MSA	0.0% (0)	4.5% (1)	18.2% (4)	18.2% (4)	<b>40.9% (9)</b>	0.0% (0)	18.2% (4)	22
Kalamazoo-Portage, MI MSA	0.0% (0)	11.1% (2)	11.1% (2)	11.1% (2)	<b>33.3% (6)</b>	0.0% (0)	<b>33.3% (6)</b>	18
Lansing-East Lansing, MI MSA	3.6% (1)	7.1% (2)	7.1% (2)	<b>28.6% (8)</b>	<b>28.6% (8)</b>	10.7% (3)	14.3% (4)	28
Monroe, MI MSA	5.3% (1)	5.3% (1)	15.8% (3)	15.8% (3)	<b>26.3% (5)</b>	5.3% (1)	<b>26.3% (5)</b>	19
Muskegon-Norton Shores, MI MSA	6.7% (1)	6.7% (1)	20.0% (3)	20.0% (3)	13.3% (2)	0.0% (0)	<b>33.3% (5)</b>	15
Niles-Benton Harbor, MI MSA	0.0% (0)	15.4% (2)	23.1% (3)	7.7% (1)	<b>30.8% (4)</b>	0.0% (0)	23.1% (3)	13
Saginaw-Saginaw Township North, MI MSA	4.5% (1)	4.5% (1)	<b>36.4% (8)</b>	4.5% (1)	18.2% (4)	0.0% (0)	31.8% (7)	22
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	9.1% (1)	18.2% (2)	9.1% (1)	<b>36.4% (4)</b>	0.0% (0)	27.3% (3)	11
Rural Michigan	1.6% (1)	0.0% (0)	21.0% (13)	17.7% (11)	19.4% (12)	12.9% (8)	<b>27.4% (17)</b>	62

### %% 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
Ann Arbor, MI MSA	0.0% (0)	6.3% (3)	12.5% (6)	31.3% (15)	<b>33.3% (16)</b>	8.3% (4)	6.3% (3)	2.1% (1)	0.0% (0)	0.0% (0)	48
Battle Creek, MI MSA	0.0% (0)	16.7% (3)	5.6% (1)	22.2% (4)	<b>33.3% (6)</b>	5.6% (1)	5.6% (1)	11.1% (2)	0.0% (0)	0.0% (0)	18
Bay City, MI MSA	10.0% (2)	5.0% (1)	10.0% (2)	25.0% (5)	<b>30.0% (6)</b>	5.0% (1)	5.0% (1)	10.0% (2)	0.0% (0)	0.0% (0)	20
Detroit-Warren-Livonia, MI MSA	4.5% (3)	0.0% (0)	14.9% (10)	<b>35.8% (24)</b>	31.3% (21)	6.0% (4)	4.5% (3)	1.5% (1)	1.5% (1)	0.0% (0)	67
Flint, MI MSA	9.4% (3)	0.0% (0)	12.5% (4)	<b>40.6% (13)</b>	25.0% (8)	3.1% (1)	3.1% (1)	3.1% (1)	3.1% (1)	0.0% (0)	32
Grand Rapids-Wyoming, MI MSA	8.7% (2)	4.3% (1)	4.3% (1)	21.7% (5)	<b>43.5% (10)</b>	8.7% (2)	0.0% (0)	8.7% (2)	0.0% (0)	0.0% (0)	23
Holland-Grand Haven, MI MSA	0.0% (0)	14.3% (3)	4.8% (1)	23.8% (5)	<b>38.1% (8)</b>	9.5% (2)	0.0% (0)	9.5% (2)	0.0% (0)	0.0% (0)	21
Jackson, MI MSA	0.0% (0)	14.3% (3)	4.8% (1)	<b>28.6% (6)</b>	23.8% (5)	14.3% (3)	9.5% (2)	4.8% (1)	0.0% (0)	0.0% (0)	21
Kalamazoo-Portage, MI MSA	5.6% (1)	11.1% (2)	5.6% (1)	<b>38.9% (7)</b>	16.7% (3)	11.1% (2)	0.0% (0)	11.1% (2)	0.0% (0)	0.0% (0)	18
Lansing-East Lansing, MI MSA	10.3% (3)	0.0% (0)	6.9% (2)	<b>37.9% (11)</b>	17.2% (5)	17.2% (5)	6.9% (2)	3.4% (1)	0.0% (0)	0.0% (0)	29



Monroe, MI MSA	12.5% (3)	0.0% (0)	4.2% (1)	16.7% (4)	<b>37.5%</b> <b>(9)</b>	12.5% (3)	8.3% (2)	8.3% (2)	0.0% (0)	0.0% (0)	24
Muskegon-Norton Shores, MI MSA	12.5% (2)	6.3% (1)	6.3% (1)	<b>31.3%</b> <b>(5)</b>	18.8% (3)	6.3% (1)	6.3% (1)	12.5% (2)	0.0% (0)	0.0% (0)	16
Niles-Benton Harbor, MI MSA	7.7% (1)	15.4% (2)	7.7% (1)	7.7% (1)	<b>30.8%</b> <b>(4)</b>	15.4% (2)	7.7% (1)	7.7% (1)	0.0% (0)	0.0% (0)	13
Saginaw-Saginaw Township North, MI MSA	9.1% (2)	4.5% (1)	4.5% (1)	<b>36.4%</b> <b>(8)</b>	22.7% (5)	9.1% (2)	4.5% (1)	9.1% (2)	0.0% (0)	0.0% (0)	22
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	<b>27.3%</b> <b>(3)</b>	9.1% (1)	0.0% (0)	<b>27.3%</b> <b>(3)</b>	18.2% (2)	9.1% (1)	9.1% (1)	0.0% (0)	0.0% (0)	11
Rural Michigan	0.0% (0)	0.0% (0)	8.8% (6)	16.2% (11)	<b>36.8%</b> <b>(25)</b>	20.6% (14)	7.4% (5)	7.4% (5)	0.0% (0)	2.9% (2)	68
<b>answered question</b>											<b>160</b>

## %& 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
Ann Arbor, MI MSA	0.0% (0)	2.1% (1)	19.1% (9)	21.3% (10)	<b>25.5% (12)</b>	14.9% (7)	17.0% (8)	47
Battle Creek, MI MSA	0.0% (0)	5.6% (1)	11.1% (2)	<b>27.8% (5)</b>	11.1% (2)	22.2% (4)	22.2% (4)	18
Bay City, MI MSA	0.0% (0)	16.7% (3)	16.7% (3)	11.1% (2)	11.1% (2)	16.7% (3)	<b>27.8% (5)</b>	18
Detroit-Warren-Livonia, MI MSA	1.5% (1)	7.4% (5)	19.1% (13)	14.7% (10)	<b>36.8% (25)</b>	11.8% (8)	8.8% (6)	68
Flint, MI MSA	3.2% (1)	9.7% (3)	<b>29.0% (9)</b>	9.7% (3)	22.6% (7)	6.5% (2)	19.4% (6)	31
Grand Rapids-Wyoming, MI MSA	4.3% (1)	13.0% (3)	8.7% (2)	21.7% (5)	13.0% (3)	13.0% (3)	<b>26.1% (6)</b>	23
Holland-Grand Haven, MI MSA	0.0% (0)	18.2% (4)	13.6% (3)	18.2% (4)	13.6% (3)	9.1% (2)	<b>27.3% (6)</b>	22
Jackson, MI MSA	0.0% (0)	4.5% (1)	<b>22.7% (5)</b>	<b>22.7% (5)</b>	18.2% (4)	18.2% (4)	13.6% (3)	22
Kalamazoo-Portage, MI MSA	0.0% (0)	11.1% (2)	11.1% (2)	22.2% (4)	16.7% (3)	11.1% (2)	<b>27.8% (5)</b>	18
Lansing-East Lansing, MI MSA	3.4% (1)	6.9% (2)	17.2% (5)	<b>24.1% (7)</b>	<b>24.1% (7)</b>	13.8% (4)	10.3% (3)	29
Monroe, MI MSA	4.5% (1)	4.5% (1)	18.2% (4)	<b>27.3% (6)</b>	18.2% (4)	9.1% (2)	18.2% (4)	22
Muskegon-Norton Shores, MI MSA	6.3% (1)	12.5% (2)	12.5% (2)	25.0% (4)	0.0% (0)	6.3% (1)	<b>37.5% (6)</b>	16
Niles-Benton Harbor, MI MSA	0.0% (0)	15.4% (2)	<b>23.1% (3)</b>	15.4% (2)	15.4% (2)	7.7% (1)	<b>23.1% (3)</b>	13
Saginaw-Saginaw Township North, MI MSA	4.3% (1)	13.0% (3)	<b>26.1% (6)</b>	13.0% (3)	4.3% (1)	13.0% (3)	<b>26.1% (6)</b>	23
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	9.1% (1)	18.2% (2)	18.2% (2)	18.2% (2)	9.1% (1)	<b>27.3% (3)</b>	11
Rural Michigan	1.5% (1)	3.0% (2)	15.2% (10)	19.7% (13)	13.6% (9)	15.2% (10)	<b>31.8% (21)</b>	66
<i>answered question</i>								<b>159</b>

### 3. 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
Ann Arbor, MI MSA	0.0% (0)	0.0% (0)	2.2% (1)	4.3% (2)	4.3% (2)	10.9% (5)	17.4% (8)	<b>26.1% (12)</b>	15.2% (7)	19.6% (9)	46
Battle Creek, MI MSA	0.0% (0)	0.0% (0)	5.9% (1)	5.9% (1)	5.9% (1)	5.9% (1)	<b>23.5% (4)</b>	<b>23.5% (4)</b>	11.8% (2)	17.6% (3)	17
Bay City, MI MSA	0.0% (0)	0.0% (0)	9.5% (2)	4.8% (1)	4.8% (1)	4.8% (1)	14.3% (3)	<b>33.3% (7)</b>	9.5% (2)	19.0% (4)	21
Detroit-Warren-Livonia, MI MSA	0.0% (0)	1.6% (1)	1.6% (1)	4.9% (3)	8.2% (5)	8.2% (5)	19.7% (12)	<b>23.0% (14)</b>	21.3% (13)	11.5% (7)	61
Flint, MI MSA	0.0% (0)	3.6% (1)	3.6% (1)	3.6% (1)	7.1% (2)	10.7% (3)	<b>21.4% (6)</b>	10.7% (3)	<b>21.4% (6)</b>	17.9% (5)	28
Grand Rapids-Wyoming, MI MSA	0.0% (0)	4.5% (1)	4.5% (1)	0.0% (0)	4.5% (1)	9.1% (2)	22.7% (5)	13.6% (3)	<b>31.8% (7)</b>	9.1% (2)	22
Holland-Grand Haven, MI MSA	0.0% (0)	0.0% (0)	4.8% (1)	4.8% (1)	4.8% (1)	9.5% (2)	<b>23.8% (5)</b>	19.0% (4)	<b>23.8% (5)</b>	9.5% (2)	21
Jackson, MI MSA	0.0% (0)	0.0% (0)	4.5% (1)	4.5% (1)	4.5% (1)	4.5% (1)	13.6% (3)	18.2% (4)	<b>31.8% (7)</b>	18.2% (4)	22
Kalamazoo-Portage, MI MSA	0.0% (0)	0.0% (0)	11.1% (2)	0.0% (0)	5.6% (1)	5.6% (1)	16.7% (3)	16.7% (3)	<b>22.2% (4)</b>	<b>22.2% (4)</b>	18
Lansing-East Lansing, MI MSA	0.0% (0)	3.4% (1)	3.4% (1)	3.4% (1)	0.0% (0)	6.9% (2)	13.8% (4)	<b>24.1% (7)</b>	<b>24.1% (7)</b>	20.7% (6)	29

Monroe, MI MSA	0.0% (0)	4.8% (1)	4.8% (1)	4.8% (1)	0.0% (0)	4.8% (1)	14.3% (3)	19.0% (4)	14.3% (3)	<b>33.3% (7)</b>	21
Muskegon-Norton Shores, MI MSA	0.0% (0)	6.3% (1)	6.3% (1)	0.0% (0)	6.3% (1)	12.5% (2)	12.5% (2)	18.8% (3)	<b>25.0% (4)</b>	12.5% (2)	16
Niles-Benton Harbor, MI MSA	0.0% (0)	0.0% (0)	15.4% (2)	0.0% (0)	7.7% (1)	15.4% (2)	15.4% (2)	<b>23.1% (3)</b>	7.7% (1)	15.4% (2)	13
Saginaw-Saginaw Township North, MI MSA	0.0% (0)	4.2% (1)	4.2% (1)	0.0% (0)	8.3% (2)	8.3% (2)	<b>20.8% (5)</b>	<b>20.8% (5)</b>	12.5% (3)	<b>20.8% (5)</b>	24
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	0.0% (0)	9.1% (1)	9.1% (1)	9.1% (1)	9.1% (1)	<b>18.2% (2)</b>	<b>18.2% (2)</b>	9.1% (1)	<b>18.2% (2)</b>	11
Rural Michigan	0.0% (0)	0.0% (0)	0.0% (0)	3.0% (2)	4.5% (3)	9.0% (6)	14.9% (10)	23.9% (16)	<b>26.9% (18)</b>	17.9% (12)	67
<b>answered question</b>											<b>154</b>

## % . 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
Ann Arbor, MI MSA	0.0% (0)	0.0% (0)	2.2% (1)	15.6% (7)	22.2% (10)	6.7% (3)	<b>53.3% (24)</b>	45
Battle Creek, MI MSA	0.0% (0)	0.0% (0)	5.9% (1)	17.6% (3)	23.5% (4)	5.9% (1)	<b>47.1% (8)</b>	17
Bay City, MI MSA	0.0% (0)	0.0% (0)	15.0% (3)	10.0% (2)	15.0% (3)	10.0% (2)	<b>50.0% (10)</b>	20
Detroit-Warren-Livonia, MI MSA	0.0% (0)	3.3% (2)	3.3% (2)	16.7% (10)	23.3% (14)	18.3% (11)	<b>35.0% (21)</b>	60
Flint, MI MSA	0.0% (0)	3.3% (1)	6.7% (2)	23.3% (7)	16.7% (5)	6.7% (2)	<b>43.3% (13)</b>	30
Grand Rapids-Wyoming, MI MSA	0.0% (0)	9.1% (2)	9.1% (2)	9.1% (2)	22.7% (5)	4.5% (1)	<b>45.5% (10)</b>	22
Holland-Grand Haven, MI MSA	0.0% (0)	4.8% (1)	14.3% (3)	14.3% (3)	23.8% (5)	4.8% (1)	<b>38.1% (8)</b>	21
Jackson, MI MSA	0.0% (0)	0.0% (0)	4.5% (1)	13.6% (3)	<b>40.9% (9)</b>	9.1% (2)	31.8% (7)	22
Kalamazoo-Portage, MI MSA	0.0% (0)	0.0% (0)	11.1% (2)	11.1% (2)	27.8% (5)	11.1% (2)	<b>38.9% (7)</b>	18
Lansing-East Lansing, MI MSA	0.0% (0)	3.4% (1)	6.9% (2)	13.8% (4)	<b>34.5% (10)</b>	10.3% (3)	31.0% (9)	29
Monroe, MI MSA	0.0% (0)	5.0% (1)	5.0% (1)	10.0% (2)	35.0% (7)	5.0% (1)	<b>40.0% (8)</b>	20
Muskegon-Norton Shores, MI MSA	0.0% (0)	6.3% (1)	12.5% (2)	12.5% (2)	25.0% (4)	6.3% (1)	<b>37.5% (6)</b>	16
Niles-Benton Harbor, MI MSA	0.0% (0)	0.0% (0)	15.4% (2)	23.1% (3)	23.1% (3)	7.7% (1)	<b>30.8% (4)</b>	13
Saginaw-Saginaw Township North, MI MSA	0.0% (0)	4.3% (1)	8.7% (2)	21.7% (5)	17.4% (4)	8.7% (2)	<b>39.1% (9)</b>	23
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	0.0% (0)	8.3% (1)	16.7% (2)	25.0% (3)	8.3% (1)	<b>41.7% (5)</b>	12
Rural Michigan	0.0% (0)	1.5% (1)	1.5% (1)	10.4% (7)	20.9% (14)	14.9% (10)	<b>50.7% (34)</b>	67

### % . 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
Ann Arbor, MI MSA	0.0% (0)	20.9% (9)	20.9% (9)	<b>23.3%</b> <b>(10)</b>	14.0% (6)	7.0% (3)	4.7% (2)	7.0% (3)	0.0% (0)	2.3% (1)	43
Battle Creek, MI MSA	0.0% (0)	<b>25.0%</b> <b>(4)</b>	18.8% (3)	12.5% (2)	12.5% (2)	18.8% (3)	6.3% (1)	6.3% (1)	0.0% (0)	0.0% (0)	16
Bay City, MI MSA	10.0% (2)	10.0% (2)	<b>25.0%</b> <b>(5)</b>	15.0% (3)	20.0% (4)	5.0% (1)	10.0% (2)	5.0% (1)	0.0% (0)	0.0% (0)	20
Detroit-Warren-Livonia, MI MSA	5.0% (3)	15.0% (9)	<b>25.0%</b> <b>(15)</b>	18.3% (11)	15.0% (9)	10.0% (6)	1.7% (1)	10.0% (6)	0.0% (0)	0.0% (0)	60
Flint, MI MSA	9.4% (3)	21.9% (7)	<b>28.1%</b> <b>(9)</b>	12.5% (4)	6.3% (2)	6.3% (2)	9.4% (3)	6.3% (2)	0.0% (0)	0.0% (0)	32
Grand Rapids-Wyoming, MI MSA	9.1% (2)	9.1% (2)	18.2% (4)	<b>31.8%</b> <b>(7)</b>	9.1% (2)	13.6% (3)	4.5% (1)	4.5% (1)	0.0% (0)	0.0% (0)	22
Holland-Grand Haven, MI MSA	0.0% (0)	25.0% (5)	20.0% (4)	<b>30.0%</b> <b>(6)</b>	5.0% (1)	10.0% (2)	5.0% (1)	5.0% (1)	0.0% (0)	0.0% (0)	20
Jackson, MI MSA	0.0% (0)	20.0% (4)	20.0% (4)	<b>30.0%</b> <b>(6)</b>	5.0% (1)	10.0% (2)	5.0% (1)	5.0% (1)	0.0% (0)	5.0% (1)	20
Kalamazoo-Portage, MI MSA	5.9% (1)	17.6% (3)	<b>23.5%</b> <b>(4)</b>	17.6% (3)	11.8% (2)	11.8% (2)	5.9% (1)	5.9% (1)	0.0% (0)	0.0% (0)	17
Lansing-East Lansing, MI MSA	11.5% (3)	15.4% (4)	11.5% (3)	<b>23.1%</b> <b>(6)</b>	15.4% (4)	15.4% (4)	3.8% (1)	3.8% (1)	0.0% (0)	0.0% (0)	26

Monroe, MI MSA	15.8% (3)	5.3% (1)	<b>21.1%</b> <b>(4)</b>	5.3% (1)	15.8% (3)	10.5% (2)	10.5% (2)	10.5% (2)	0.0% (0)	5.3% (1)	19
Muskegon-Norton Shores, MI MSA	12.5% (2)	18.8% (3)	<b>25.0%</b> <b>(4)</b>	6.3% (1)	12.5% (2)	12.5% (2)	6.3% (1)	6.3% (1)	0.0% (0)	0.0% (0)	16
Niles-Benton Harbor, MI MSA	7.7% (1)	<b>38.5%</b> <b>(5)</b>	7.7% (1)	0.0% (0)	23.1% (3)	7.7% (1)	7.7% (1)	7.7% (1)	0.0% (0)	0.0% (0)	13
Saginaw-Saginaw Township North, MI MSA	8.7% (2)	17.4% (4)	<b>30.4%</b> <b>(7)</b>	8.7% (2)	13.0% (3)	4.3% (1)	13.0% (3)	4.3% (1)	0.0% (0)	0.0% (0)	23
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	<b>54.5%</b> <b>(6)</b>	0.0% (0)	0.0% (0)	18.2% (2)	9.1% (1)	9.1% (1)	9.1% (1)	0.0% (0)	0.0% (0)	11
Rural Michigan	0.0% (0)	9.0% (6)	23.9% (16)	<b>28.4%</b> <b>(19)</b>	13.4% (9)	14.9% (10)	3.0% (2)	1.5% (1)	1.5% (1)	4.5% (3)	67
<b>answered question</b>											<b>144</b>

## % . 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
Ann Arbor, MI MSA	0.0% (0)	7.1% (3)	16.7% (7)	21.4% (9)	<b>31.0% (13)</b>	11.9% (5)	11.9% (5)	42
Battle Creek, MI MSA	0.0% (0)	6.3% (1)	12.5% (2)	<b>25.0% (4)</b>	12.5% (2)	<b>25.0% (4)</b>	18.8% (3)	16
Bay City, MI MSA	0.0% (0)	<b>21.1% (4)</b>	5.3% (1)	15.8% (3)	<b>21.1% (4)</b>	15.8% (3)	<b>21.1% (4)</b>	19
Detroit-Warren-Livonia, MI MSA	1.6% (1)	9.8% (6)	16.4% (10)	18.0% (11)	<b>37.7% (23)</b>	6.6% (4)	9.8% (6)	61
Flint, MI MSA	3.0% (1)	12.1% (4)	18.2% (6)	21.2% (7)	<b>27.3% (9)</b>	6.1% (2)	12.1% (4)	33
Grand Rapids-Wyoming, MI MSA	4.5% (1)	13.6% (3)	13.6% (3)	4.5% (1)	<b>36.4% (8)</b>	13.6% (3)	13.6% (3)	22
Holland-Grand Haven, MI MSA	0.0% (0)	10.0% (2)	<b>30.0% (6)</b>	5.0% (1)	<b>30.0% (6)</b>	15.0% (3)	10.0% (2)	20
Jackson, MI MSA	0.0% (0)	14.3% (3)	14.3% (3)	<b>23.8% (5)</b>	19.0% (4)	19.0% (4)	9.5% (2)	21
Kalamazoo-Portage, MI MSA	0.0% (0)	11.8% (2)	11.8% (2)	17.6% (3)	<b>29.4% (5)</b>	11.8% (2)	17.6% (3)	17
Lansing-East Lansing, MI MSA	7.7% (2)	7.7% (2)	3.8% (1)	<b>26.9% (7)</b>	23.1% (6)	19.2% (5)	11.5% (3)	26
Monroe, MI MSA	5.3% (1)	5.3% (1)	10.5% (2)	21.1% (4)	<b>26.3% (5)</b>	15.8% (3)	15.8% (3)	19
Muskegon-Norton Shores, MI MSA	6.3% (1)	6.3% (1)	<b>25.0% (4)</b>	6.3% (1)	<b>25.0% (4)</b>	12.5% (2)	18.8% (3)	16
Niles-Benton Harbor, MI MSA	0.0% (0)	15.4% (2)	23.1% (3)	7.7% (1)	<b>30.8% (4)</b>	7.7% (1)	15.4% (2)	13
Saginaw-Saginaw Township North, MI MSA	4.3% (1)	<b>21.7% (5)</b>	8.7% (2)	17.4% (4)	17.4% (4)	8.7% (2)	<b>21.7% (5)</b>	23
South Bend-Mishawaka, IN-MI MSA	0.0% (0)	9.1% (1)	18.2% (2)	9.1% (1)	<b>36.4% (4)</b>	9.1% (1)	18.2% (2)	11
Rural Michigan	0.0% (0)	3.0% (2)	19.4% (13)	17.9% (12)	<b>25.4% (17)</b>	9.0% (6)	<b>25.4% (17)</b>	67
<i>answered question</i>								<b>144</b>