

Nebraska - Customary and Reasonable Fees Survey Results

1. 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
Lincoln, NE MSA	0.0% (0)	0.0% (0)	0.0% (0)	20.0% (1)	80.0% (4)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	5
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	0.0% (0)	0.0% (0)	7.1% (1)	57.1% (8)	28.6% (4)	7.1% (1)	0.0% (0)	0.0% (0)	0.0% (0)	14
Sioux City, IA-NE-SD MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (2)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	2
Rural Nebraska	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	14.3% (2)	71.4% (10)	7.1% (1)	0.0% (0)	7.1% (1)	0.0% (0)	14
answered question											26

& 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
Lincoln, NE MSA	0.0% (0)	0.0% (0)	0.0% (0)	20.0% (1)	60.0% (3)	20.0% (1)	0.0% (0)	5
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	0.0% (0)	28.6% (4)	21.4% (3)	35.7% (5)	0.0% (0)	14.3% (2)	14
Sioux City, IA-NE-SD MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (2)	0.0% (0)	0.0% (0)	2
Rural Nebraska	0.0% (0)	0.0% (0)	14.3% (2)	14.3% (2)	21.4% (3)	14.3% (2)	35.7% (5)	14
							<i>answered question</i>	26

' . 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
Lincoln, NE MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (4)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	4
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	66.7% (8)	25.0% (3)	8.3% (1)	0.0% (0)	0.0% (0)	12
Sioux City, IA-NE-SD MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (2)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	2
Rural Nebraska	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	36.4% (4)	45.5% (5)	9.1% (1)	9.1% (1)	0.0% (0)	11
<i>answered question</i>											21

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
Lincoln, NE MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	66.7% (2)	33.3% (1)	0.0% (0)	3
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	0.0% (0)	36.4% (4)	9.1% (1)	36.4% (4)	0.0% (0)	18.2% (2)	11
Sioux City, IA-NE-SD MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (2)	0.0% (0)	0.0% (0)	2
Rural Nebraska	0.0% (0)	0.0% (0)	20.0% (2)	0.0% (0)	40.0% (4)	10.0% (1)	30.0% (3)	10
							<i>answered question</i>	20

) . 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
Lincoln, NE MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (4)	0.0% (0)	0.0% (0)	0.0% (0)	4
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	16.7% (2)	25.0% (3)	50.0% (6)	8.3% (1)	0.0% (0)	0.0% (0)	12
Sioux City, IA-NE-SD MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	33.3% (1)	66.7% (2)	0.0% (0)	0.0% (0)	0.0% (0)	3
Rural Nebraska	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	27.3% (3)	45.5% (5)	18.2% (2)	9.1% (1)	0.0% (0)	11
<i>answered question</i>											23

*** . 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
Lincoln, NE MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (2)	25.0% (1)	25.0% (1)	4
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	0.0% (0)	16.7% (2)	16.7% (2)	33.3% (4)	16.7% (2)	16.7% (2)	12
Sioux City, IA-NE-SD MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	50.0% (1)	0.0% (0)	2
Rural Nebraska	0.0% (0)	0.0% (0)	8.3% (1)	8.3% (1)	16.7% (2)	25.0% (3)	41.7% (5)	12
<i>answered question</i>								23

+. 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
Lincoln, NE MSA	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (4)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	4
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	7.1% (1)	35.7% (5)	42.9% (6)	7.1% (1)	7.1% (1)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	14
Sioux City, IA-NE-SD MSA	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (2)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	2
Rural Nebraska	0.0% (0)	0.0% (0)	0.0% (0)	33.3% (4)	41.7% (5)	16.7% (2)	8.3% (1)	0.0% (0)	0.0% (0)	0.0% (0)	12
<i>answered question</i>											24

, . 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
Lincoln, NE MSA	0.0% (0)	0.0% (0)	25.0% (1)	50.0% (2)	25.0% (1)	0.0% (0)	0.0% (0)	4
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	7.1% (1)	42.9% (6)	28.6% (4)	21.4% (3)	0.0% (0)	0.0% (0)	14
Sioux City, IA-NE-SD MSA	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (2)	0.0% (0)	0.0% (0)	0.0% (0)	2
Rural Nebraska	0.0% (0)	8.3% (1)	8.3% (1)	25.0% (3)	8.3% (1)	16.7% (2)	33.3% (4)	12
<i>answered question</i>								24

- . 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
Lincoln, NE MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	33.3% (1)	0.0% (0)	33.3% (1)	33.3% (1)	0.0% (0)	0.0% (0)	3
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	27.3% (3)	9.1% (1)	54.5% (6)	9.1% (1)	0.0% (0)	0.0% (0)	11
Sioux City, IA-NE-SD MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	0.0% (0)	50.0% (1)	0.0% (0)	0.0% (0)	0.0% (0)	2
Rural Nebraska	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	7.7% (1)	38.5% (5)	38.5% (5)	7.7% (1)	7.7% (1)	0.0% (0)	13
answered question											20

%\$. 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
Lincoln, NE MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	33.3% (1)	0.0% (0)	66.7% (2)	3
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	0.0% (0)	0.0% (0)	18.2% (2)	54.5% (6)	0.0% (0)	27.3% (3)	11
Sioux City, IA-NE-SD MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	0.0% (0)	50.0% (1)	2
Rural Nebraska	0.0% (0)	0.0% (0)	7.7% (1)	15.4% (2)	15.4% (2)	15.4% (2)	46.2% (6)	13
<i>answered question</i>								20

%% 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
Lincoln, NE MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	40.0% (2)	40.0% (2)	20.0% (1)	0.0% (0)	0.0% (0)	0.0% (0)	5
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	28.6% (4)	42.9% (6)	21.4% (3)	7.1% (1)	0.0% (0)	0.0% (0)	14
Sioux City, IA-NE-SD MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	50.0% (1)	0.0% (0)	0.0% (0)	0.0% (0)	2
Rural Nebraska	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	44.4% (4)	22.2% (2)	33.3% (3)	0.0% (0)	0.0% (0)	9
<i>answered question</i>											22

%2. 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
Lincoln, NE MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	60.0% (3)	20.0% (1)	20.0% (1)	5
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	0.0% (0)	21.4% (3)	14.3% (2)	42.9% (6)	0.0% (0)	21.4% (3)	14
Sioux City, IA-NE-SD MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	0.0% (0)	50.0% (1)	2
Rural Nebraska	0.0% (0)	0.0% (0)	11.1% (1)	11.1% (1)	22.2% (2)	22.2% (2)	33.3% (3)	9
<i>answered question</i>								22

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
Lincoln, NE MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	20.0% (1)	40.0% (2)	20.0% (1)	20.0% (1)	0.0% (0)	5
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	15.4% (2)	15.4% (2)	15.4% (2)	53.8% (7)	13
Sioux City, IA-NE-SD MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	50.0% (1)	0.0% (0)	0.0% (0)	2
Rural Nebraska	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	20.0% (2)	20.0% (2)	60.0% (6)	10
answered question											23

%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
Lincoln, NE MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	20.0% (1)	80.0% (4)	5
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	0.0% (0)	0.0% (0)	7.7% (1)	38.5% (5)	15.4% (2)	38.5% (5)	13
Sioux City, IA-NE-SD MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	50.0% (1)	2
Rural Nebraska	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	20.0% (2)	10.0% (1)	70.0% (7)	10
							<i>answered question</i>	23

% . 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
Lincoln, NE MSA	0.0% (0)	16.7% (1)	16.7% (1)	16.7% (1)	50.0% (3)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	6
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	33.3% (3)	44.4% (4)	0.0% (0)	22.2% (2)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	9
Sioux City, IA-NE-SD MSA	0.0% (0)	50.0% (1)	0.0% (0)	0.0% (0)	50.0% (1)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	2
Rural Nebraska	0.0% (0)	0.0% (0)	11.1% (1)	11.1% (1)	11.1% (1)	55.6% (5)	11.1% (1)	0.0% (0)	0.0% (0)	0.0% (0)	9
<i>answered question</i>											19

% . 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	
Lincoln, NE MSA	0.0% (0)	25.0% (1)	25.0% (1)	0.0% (0)	25.0% (1)	25.0% (1)	0.0% (0)	4	
Omaha-Council Bluffs, NE-IA MSA	0.0% (0)	11.1% (1)	55.6% (5)	0.0% (0)	22.2% (2)	0.0% (0)	11.1% (1)	9	
Sioux City, IA-NE-SD MSA	0.0% (0)	50.0% (1)	0.0% (0)	0.0% (0)	50.0% (1)	0.0% (0)	0.0% (0)	2	
Rural Nebraska	0.0% (0)	0.0% (0)	36.4% (4)	0.0% (0)	18.2% (2)	9.1% (1)	36.4% (4)	11	
<i>answered question</i>									19