

Oklahoma - 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
Lawton, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	18.2% (2)	63.6% (7)	0.0% (0)	9.1% (1)	9.1% (1)	0.0% (0)	0.0% (0)	11
Oklahoma City, OK MSA	0.0% (0)	0.0% (0)	3.1% (1)	21.9% (7)	46.9% (15)	18.8% (6)	9.4% (3)	0.0% (0)	0.0% (0)	0.0% (0)	32
Tulsa, OK MSA	0.0% (0)	0.0% (0)	4.8% (1)	42.9% (9)	33.3% (7)	9.5% (2)	4.8% (1)	4.8% (1)	0.0% (0)	0.0% (0)	21
Fort Smith, AR-OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	16.7% (1)	50.0% (3)	16.7% (1)	16.7% (1)	0.0% (0)	0.0% (0)	0.0% (0)	6
Rural Oklahoma	0.0% (0)	0.0% (0)	0.0% (0)	18.2% (8)	22.7% (10)	45.5% (20)	6.8% (3)	4.5% (2)	0.0% (0)	2.3% (1)	44
answered question											63

& 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
Lawton, OK MSA	0.0% (0)	18.2% (2)	18.2% (2)	9.1% (1)	45.5% (5)	9.1% (1)	0.0% (0)	11
Oklahoma City, OK MSA	0.0% (0)	12.5% (4)	25.0% (8)	18.8% (6)	37.5% (12)	0.0% (0)	6.3% (2)	32
Tulsa, OK MSA	0.0% (0)	19.0% (4)	19.0% (4)	14.3% (3)	38.1% (8)	9.5% (2)	0.0% (0)	21
Fort Smith, AR-OK MSA	0.0% (0)	16.7% (1)	16.7% (1)	0.0% (0)	50.0% (3)	16.7% (1)	0.0% (0)	6
Rural Oklahoma	0.0% (0)	4.4% (2)	4.4% (2)	13.3% (6)	46.7% (21)	4.4% (2)	26.7% (12)	45
<i>answered question</i>								63

' . 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
Lawton, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	27.3% (3)	45.5% (5)	9.1% (1)	18.2% (2)	0.0% (0)	0.0% (0)	11
Oklahoma City, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	28.6% (8)	57.1% (16)	14.3% (4)	0.0% (0)	0.0% (0)	0.0% (0)	28
Tulsa, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	5.3% (1)	42.1% (8)	26.3% (5)	15.8% (3)	5.3% (1)	5.3% (1)	0.0% (0)	19
Fort Smith, AR-OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	16.7% (1)	33.3% (2)	33.3% (2)	0.0% (0)	16.7% (1)	0.0% (0)	6
Rural Oklahoma	0.0% (0)	0.0% (0)	0.0% (0)	2.5% (1)	15.0% (6)	42.5% (17)	25.0% (10)	10.0% (4)	0.0% (0)	5.0% (2)	40
answered question											56

(. 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
Lawton, OK MSA	0.0% (0)	18.2% (2)	9.1% (1)	18.2% (2)	36.4% (4)	18.2% (2)	0.0% (0)	11
Oklahoma City, OK MSA	0.0% (0)	14.3% (4)	17.9% (5)	17.9% (5)	39.3% (11)	3.6% (1)	7.1% (2)	28
Tulsa, OK MSA	0.0% (0)	15.8% (3)	5.3% (1)	26.3% (5)	42.1% (8)	10.5% (2)	0.0% (0)	19
Fort Smith, AR-OK MSA	0.0% (0)	16.7% (1)	0.0% (0)	16.7% (1)	33.3% (2)	33.3% (2)	0.0% (0)	6
Rural Oklahoma	0.0% (0)	5.1% (2)	2.6% (1)	12.8% (5)	38.5% (15)	5.1% (2)	35.9% (14)	39
<i>answered question</i>								55

5" 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
Lawton, OK MSA	0.0% (0)	0.0% (0)	7.7% (1)	7.7% (1)	7.7% (1)	30.8% (4)	0.0% (0)	30.8% (4)	7.7% (1)	7.7% (1)	13
Oklahoma City, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	10.3% (3)	34.5% (10)	31.0% (9)	20.7% (6)	0.0% (0)	3.4% (1)	29
Tulsa, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	15.0% (3)	30.0% (6)	30.0% (6)	5.0% (1)	15.0% (3)	0.0% (0)	5.0% (1)	20
Fort Smith, AR-OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	16.7% (1)	33.3% (2)	16.7% (1)	16.7% (1)	0.0% (0)	16.7% (1)	6
Rural Oklahoma	0.0% (0)	0.0% (0)	0.0% (0)	9.5% (4)	11.9% (5)	19.0% (8)	26.2% (11)	19.0% (8)	7.1% (3)	7.1% (3)	42
answered question											60

6. 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
Lawton, OK MSA	0.0% (0)	0.0% (0)	25.0% (3)	16.7% (2)	16.7% (2)	41.7% (5)	0.0% (0)	12
Oklahoma City, OK MSA	0.0% (0)	6.9% (2)	10.3% (3)	20.7% (6)	31.0% (9)	13.8% (4)	17.2% (5)	29
Tulsa, OK MSA	0.0% (0)	14.3% (3)	4.8% (1)	19.0% (4)	38.1% (8)	9.5% (2)	14.3% (3)	21
Fort Smith, AR-OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	16.7% (1)	33.3% (2)	33.3% (2)	16.7% (1)	6
Rural Oklahoma	0.0% (0)	2.4% (1)	4.8% (2)	7.1% (3)	40.5% (17)	11.9% (5)	33.3% (14)	42
<i>answered question</i>								60

+. 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
Lawton, OK MSA	0.0% (0)	30.8% (4)	15.4% (2)	30.8% (4)	7.7% (1)	0.0% (0)	15.4% (2)	0.0% (0)	0.0% (0)	0.0% (0)	13
Oklahoma City, OK MSA	0.0% (0)	31.0% (9)	24.1% (7)	27.6% (8)	13.8% (4)	3.4% (1)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	29
Tulsa, OK MSA	0.0% (0)	23.8% (5)	38.1% (8)	19.0% (4)	4.8% (1)	4.8% (1)	4.8% (1)	0.0% (0)	4.8% (1)	0.0% (0)	21
Fort Smith, AR-OK MSA	0.0% (0)	16.7% (1)	16.7% (1)	16.7% (1)	33.3% (2)	0.0% (0)	16.7% (1)	0.0% (0)	0.0% (0)	0.0% (0)	6
Rural Oklahoma	0.0% (0)	9.8% (4)	17.1% (7)	31.7% (13)	26.8% (11)	7.3% (3)	2.4% (1)	2.4% (1)	0.0% (0)	2.4% (1)	41
answered question											61

, . 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
Lawton, OK MSA	0.0% (0)	33.3% (4)	33.3% (4)	0.0% (0)	25.0% (3)	8.3% (1)	0.0% (0)	12
Oklahoma City, OK MSA	0.0% (0)	25.0% (7)	42.9% (12)	17.9% (5)	10.7% (3)	0.0% (0)	3.6% (1)	28
Tulsa, OK MSA	0.0% (0)	22.7% (5)	22.7% (5)	22.7% (5)	27.3% (6)	4.5% (1)	0.0% (0)	22
Fort Smith, AR-OK MSA	0.0% (0)	16.7% (1)	16.7% (1)	16.7% (1)	33.3% (2)	16.7% (1)	0.0% (0)	6
Rural Oklahoma	0.0% (0)	9.5% (4)	14.3% (6)	23.8% (10)	35.7% (15)	2.4% (1)	14.3% (6)	42
answered question								61

- . 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
Lawton, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	8.3% (1)	25.0% (3)	25.0% (3)	16.7% (2)	8.3% (1)	8.3% (1)	8.3% (1)	12
Oklahoma City, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	26.9% (7)	23.1% (6)	11.5% (3)	19.2% (5)	15.4% (4)	3.8% (1)	26
Tulsa, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	16.7% (3)	11.1% (2)	33.3% (6)	16.7% (3)	11.1% (2)	5.6% (1)	5.6% (1)	18
Fort Smith, AR-OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	16.7% (1)	33.3% (2)	16.7% (1)	0.0% (0)	16.7% (1)	16.7% (1)	6
Rural Oklahoma	0.0% (0)	0.0% (0)	0.0% (0)	7.1% (3)	19.0% (8)	21.4% (9)	21.4% (9)	9.5% (4)	14.3% (6)	7.1% (3)	42
answered question											56

%\$. 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
Lawton, OK MSA	0.0% (0)	7.7% (1)	7.7% (1)	30.8% (4)	23.1% (3)	15.4% (2)	15.4% (2)	13
Oklahoma City, OK MSA	0.0% (0)	8.0% (2)	16.0% (4)	16.0% (4)	48.0% (12)	4.0% (1)	8.0% (2)	25
Tulsa, OK MSA	0.0% (0)	16.7% (3)	11.1% (2)	22.2% (4)	27.8% (5)	11.1% (2)	11.1% (2)	18
Fort Smith, AR-OK MSA	0.0% (0)	16.7% (1)	0.0% (0)	0.0% (0)	50.0% (3)	16.7% (1)	16.7% (1)	6
Rural Oklahoma	0.0% (0)	7.0% (3)	2.3% (1)	9.3% (4)	41.9% (18)	14.0% (6)	25.6% (11)	43
<i>answered question</i>								56

%% 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
Lawton, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	9.1% (1)	45.5% (5)	0.0% (0)	0.0% (0)	18.2% (2)	18.2% (2)	9.1% (1)	11
Oklahoma City, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	7.1% (2)	35.7% (10)	21.4% (6)	7.1% (2)	17.9% (5)	7.1% (2)	3.6% (1)	28
Tulsa, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	14.3% (3)	33.3% (7)	19.0% (4)	4.8% (1)	19.0% (4)	4.8% (1)	4.8% (1)	21
Fort Smith, AR-OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	20.0% (1)	20.0% (1)	0.0% (0)	20.0% (1)	40.0% (2)	0.0% (0)	5
Rural Oklahoma	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	19.2% (5)	19.2% (5)	15.4% (4)	23.1% (6)	11.5% (3)	11.5% (3)	26
answered question											50

%& 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
Lawton, OK MSA	0.0% (0)	0.0% (0)	18.2% (2)	27.3% (3)	18.2% (2)	27.3% (3)	9.1% (1)	11
Oklahoma City, OK MSA	0.0% (0)	7.1% (2)	17.9% (5)	17.9% (5)	32.1% (9)	7.1% (2)	17.9% (5)	28
Tulsa, OK MSA	0.0% (0)	9.5% (2)	9.5% (2)	23.8% (5)	42.9% (9)	9.5% (2)	4.8% (1)	21
Fort Smith, AR-OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	20.0% (1)	40.0% (2)	40.0% (2)	0.0% (0)	5
Rural Oklahoma	0.0% (0)	0.0% (0)	0.0% (0)	11.5% (3)	50.0% (13)	11.5% (3)	26.9% (7)	26
<i>answered question</i>								50

% . 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
Lawton, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	8.3% (1)	16.7% (2)	25.0% (3)	8.3% (1)	25.0% (3)	16.7% (2)	12
Oklahoma City, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	3.4% (1)	6.9% (2)	37.9% (11)	20.7% (6)	20.7% (6)	10.3% (3)	29
Tulsa, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	9.5% (2)	23.8% (5)	19.0% (4)	23.8% (5)	19.0% (4)	4.8% (1)	21
Fort Smith, AR-OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	16.7% (1)	0.0% (0)	16.7% (1)	16.7% (1)	33.3% (2)	16.7% (1)	6
Rural Oklahoma	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	8.8% (3)	11.8% (4)	26.5% (9)	14.7% (5)	38.2% (13)	34
answered question											59

% . 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
Lawton, OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	8.3% (1)	33.3% (4)	25.0% (3)	33.3% (4)	12
Oklahoma City, OK MSA	0.0% (0)	3.4% (1)	6.9% (2)	10.3% (3)	27.6% (8)	17.2% (5)	34.5% (10)	29
Tulsa, OK MSA	0.0% (0)	4.5% (1)	9.1% (2)	13.6% (3)	22.7% (5)	13.6% (3)	36.4% (8)	22
Fort Smith, AR-OK MSA	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	33.3% (2)	50.0% (3)	16.7% (1)	6
Rural Oklahoma	0.0% (0)	0.0% (0)	0.0% (0)	6.3% (2)	12.5% (4)	12.5% (4)	68.8% (22)	32
<i>answered question</i>								59

5. 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
Lawton, OK MSA	0.0% (0)	8.3% (1)	0.0% (0)	33.3% (4)	33.3% (4)	0.0% (0)	16.7% (2)	8.3% (1)	0.0% (0)	0.0% (0)	12
Oklahoma City, OK MSA	0.0% (0)	17.9% (5)	7.1% (2)	28.6% (8)	28.6% (8)	7.1% (2)	10.7% (3)	0.0% (0)	0.0% (0)	0.0% (0)	28
Tulsa, OK MSA	0.0% (0)	4.8% (1)	14.3% (3)	28.6% (6)	28.6% (6)	9.5% (2)	0.0% (0)	9.5% (2)	0.0% (0)	4.8% (1)	21
Fort Smith, AR-OK MSA	0.0% (0)	16.7% (1)	0.0% (0)	16.7% (1)	33.3% (2)	16.7% (1)	16.7% (1)	0.0% (0)	0.0% (0)	0.0% (0)	6
Rural Oklahoma	0.0% (0)	8.1% (3)	13.5% (5)	16.2% (6)	18.9% (7)	16.2% (6)	10.8% (4)	10.8% (4)	2.7% (1)	2.7% (1)	37
answered question											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
Lawton, OK MSA	0.0% (0)	8.3% (1)	25.0% (3)	16.7% (2)	33.3% (4)	16.7% (2)	0.0% (0)	12
Oklahoma City, OK MSA	0.0% (0)	25.0% (7)	10.7% (3)	28.6% (8)	28.6% (8)	3.6% (1)	3.6% (1)	28
Tulsa, OK MSA	0.0% (0)	23.8% (5)	9.5% (2)	19.0% (4)	38.1% (8)	4.8% (1)	4.8% (1)	21
Fort Smith, AR-OK MSA	0.0% (0)	16.7% (1)	0.0% (0)	0.0% (0)	83.3% (5)	0.0% (0)	0.0% (0)	6
Rural Oklahoma	0.0% (0)	7.7% (3)	12.8% (5)	12.8% (5)	38.5% (15)	12.8% (5)	15.4% (6)	39
<i>answered question</i>								60