**Appraiser Management System:**

**Certified General Appraiser (CGA):**

A CGA is a professional who can examine residential or commercial properties to determine their market worth and the legal aspects of the property’s ownership. A CGA often works for private firms that complete property appraisals for commercial development or mortgaging.

**Appraisal Management Company (AMC):**

An AMC is a business entity run by one or more CGAs to provide professional appraisal services of property to Financial institutions that lend loans by accepting a property on mortgage. Financial institutions, before extending a loan against a property take the services of an appraiser company to ensure the legal aspects of the owner and to get an estimate of the monetary worth of the property.

**Appraiser Management System (AMS):**

AMS is a software application that can be used by any Financial Institution that deals with mortgaging and extends loans against immovable properties. This application provides below features:

1. Maintain data about different locations (state & city) where the business operations of lending loans against property are being done.
2. Maintain data about different AMCs and the locations in which they provide services.
   1. If an AMC has stopped/suspended operations in any location, then maintain a status flag for that location as inactive, but do not delete it from the applications.
   2. If an AMC has ceased all their operations, then maintain a status flag for that location as inactive, but do not delete it from the applications.
3. Property types: The property types for appraisal should include: [This data has to be maintained through backend, and this is applicable to an AMC at company level and not at location level.]
   1. Building – Residential
   2. Building – Commercial
   3. Land – Residential
   4. Land – Industrial
   5. Land – Agricultural
   6. Other
4. The application should provide features of search for AMCs based on below parameters:
   1. **AMC Search:**
      1. **Based on AMC Name**
      2. **Based on AMC State**
      3. **Based on AMC City**
      4. **Based on combination of any of the above 3**
      5. **Blank search**
   2. *Property Type based search.*
   3. *A combination of Location and property-based search.*
5. Application should have a login and logout feature. Maintain at least 2 users, and this data can be maintained through backend operations. [At this stage User maintenance is not part of the application requirement. All users will have privileges/authorizations to access every feature of the application. While authentication is being implemented, authorization is not being implemented at this stage.]