



ACCURATE  
GROUP

**Appraisal Order Sheet**

Accurate Group - Appraisal Management  
Division  
6000 Freedom Square Drive, Suite 300  
Independence OH, 44131  
Phone: 844-420-1657  
Email: easternregion@accurategroup.com

**Order Number:** 4947186 - 1  
**Order Date:** 04/30/2020  
**Order Type:** FNMA 2055 Exterior Ins  
**Contact:** AvalSupport  
**Loan Type:** Refinance  
**AMC License #:** 25  
**License Exp:** 08/06/2020

04/30/2020  
Bill\$  
Didarul

**Appraiser:** Didarul A Salam  
**Appraiser Fee:** \$225.00  
**Due Date:** 05/07/2020

**Vendor ID:** 59743  
**Vendor Fax:**

**ORDER INFORMATION**

**Borrower:** JASON B VAGLIANO      **Home:** (800) 637-6330      **Work:** (617) 281-5132      **Cell:**  
**Address:** 30 ANTRIM STREET #2, CAMBRIDGE, MA 02139      **County:** MIDDLESEX  
**Client Name:** BROOKLINE BANK CONSUMER LENDING      **Client Loan No:**

**Order Specific Instructions:**

MISMO XML FORMAT REQUIRED: Your appraisal will be submitted to the UCDP portal by the Lender or Accurate Valuations. This process requires you to upload the MISMO XML with embedded PDF when the report is completed.

Completed appraisal reports, in the required file format, are to be uploaded via the Accurate Group vendor web portal, <https://appraiser.accurategroup.com/> . Any completed appraisal reports delivered in the incorrect format will not be accepted. Unless otherwise specified, completed appraisals are due with-in 48 hours after the inspection. These instructions are not all inclusive and there may be additional requirements not stated below. Please dial 216-220-3033 for assistance.

**LENDER/CLIENT FIELD**

Lender/Client field on appraisal report must read:

BROOKLINE BANK CONSUMER LENDING  
625 GEORGE WASHINGTON HIGHWAY, LINCOLN RI, 02865

**ORDER INSTRUCTIONS**

- The final report is due 48 hrs. after inspection (excluding weekends and holiday's) if additional time is required you must notify Accurate immediately. If Accurate is not notified we assume 48 hrs. is adequate time to complete the assignment. Assignments not completed on or before the agreed upon time will be subject to a service level penalty of \$50 or 10% whichever is greater. Please note the intent is not to penalize but ensure we deliver the superior service our clients are paying for and expect. Failure to meet these expectations or communicate delays jeopardizes the account.
- Any change in the fee must be approved by an Accurate Group representative prior to acceptance of the order.
- Reports must comply with USPAP / FIRREA and all state jurisdictional requirements.
- The report must be completed in accordance with FHA, FNMA and FHLMC appraisal guidelines and requirements as applicable.
- Basement/out buildings/garages area must be included in sketch. Calculations must be included.
- Site Value is required
- 1004MC Form is required
- Appraisers must send a copy of their license & E&O binder with each report
- By accepting this order you as the appraiser are affirming your competency to complete the assignment. Please include this comment or one similar with your report:  
  
-- The subject property is located XXX miles from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.  
Dress Code and photo ID: Please remember you represent not only your company as well as Accurate but you are also representing the lender. Please dress in an appropriate manner, no sweat pants, torn jeans, tee shirts, etc. Failure to dress and conduct yourself in a professional manner will jeopardize your standing as an Accurate approved appraiser. As a matter of customer safety please remember to carry a photo ID and business card.
- Appraisers must notify accurate group of any consumer compliants within two hours of recieving the compliant. This must be done in writing by email or through our webportal via an order note.
- Appraisers should report any instance in which a person with an interest in the underlying transaction attempts to compensate, coerce, extort, collude, instruct, induce, bribes, or intimidates the appraiser conducting the appraisal assignment, or attempts, to compensate the appraiser for the purpose of causing the appraised value of the property to be based on any factor other than the independent judgment of the appraiser. The appraiser should immediately call 877-587-6361 ext. 3618

Accurate Group, LLC issues payment to our appraisers in accordance with state AMC regulations or within 30 days of the assignment

completion date which ever is greater. (If the 30th day falls on a weekend or holiday the payment may not issue until the first business day after the 30th day). Checks are sent via U. S. Postal Service first class mail. If the appraiser has not included a trip fee during the appraiser application process Accurate Group, LLC will pay a \$50 trip fee if the homeowner does not show up for the scheduled appointment time, reschedules the appointment or the client cancels the assignment after the appraiser has left the office. If you do not receive your payment in the timeframe outlined as mentioned please call Accounts Payable at 216-672-3625