



APPRAISER SELECT, LLC

Owner: Allen Arnold

Office: 407-900-2187

Cell:407-923-6464

Allen@AppraiserSelect.Net

www.AppraiserSelect.Net



Company background



- Appraiser Select, LLC is a full service Appraisal Management Company.
 - Founded in 2009 with the implementation of the HVCC.
 - 1st Appraisal Management Company licensed in Florida
 - Owned and Operated by a State Certified Appraiser
 - Headquarters located in Central Florida
 - Coverage in **EVERY** County in Florida





What Sets Us Apart



- We are a proactive, not reactive AMC.
- 1st licensed Appraisal Management Company (AMC) in Florida.
- Owned and operated by a State Certified Residential Appraiser.
- MLS coverage in all major Florida markets.
- Small panel of appraisers.
- No fee on cancelled orders if the appraiser has not inspected.



www.AppraiserSelect.Net



About Our Appraisers

- Quality appraisers are selected based upon, experience, geographic competency and performance.
- The average appraiser in our rotation has over 16 years of experience.
- All appraisers are full-time appraisers.
- The majority of our appraisers have been on our panel for several years.
- All appraisers are at minimum are State Certified and all carry Errors and Omissions insurance.
- We maintain a small panel of appraisers but have access to large appraisal ordering systems.



Website Features

- Easy to use website
- **Automatic email** updates to the client and loan officer when the appraiser **schedules** the inspection, **completes** the inspection and inputs any **notes** or **status** updates.
- Easily send notes directly from your order.
- Easily upload contracts, addendums, underwriter conditions, flood Certifications etc.

CHECK APPRAISAL
STATUS

Updates on Orders

CHECK APPRAISAL
STATUS

- Anyone (**Realtors, Borrowers etc.**) can receive status updates on the website without being logged in by simply clicking the **CHECK APPRAISAL STATUS** button on our homepage.
- All orders are updated within **24** hours of placement.
- This includes: The inspection date and any status updates from the appraiser.

Ellie Mae/Encompass 360 Integration

- Appraiser Select, LLC is integrated with Encompass 360.





Uniform Collateral Data Portal (UCDP)



- UAD compliant
- XML delivery
- We cater to our clients needs with UCDP. We can send XMLs directly to client or will upload directly to UCDP when requested.

Payment Methods

- Credit Cards: VISA, MasterCard, Discover and Debit Cards.
- Check or Money Order before the completed report has been sent for well established clients.
- Invoice clients for payment within 30 days for well established clients or clients with a company credit card on file.





Report Delivery



What you receive:

Conventional: Invoice, PDF and XML copy of the report.

FHA: Invoice, PDF and XML copy of the report.

USDA: Invoice and PDF copy of the report.

Non-Influence letter to be provided at clients request.

If you prefer/need anything else we can customize to your liking.

Frequently Asked Questions

- **Q: How long does an appraisal take?**
- A: A typical appraisal takes 5 business days. We offer a rush option for an additional fee of \$75 and guarantee the appraisal back within 24 to 36 hours after inspection.
- **Q: How long do underwriter requests take?**
- A: We give the appraisers 24 to 36 business hours but we typically receive them the same day.
- **Q: How long do I have to cancel an order?**
- A: Until the appraiser inspects. If the appraiser has inspected he/she will charge a minimal trip charge.
- **Q: Who will the appraiser contact?**
- A: On purchases the appraiser will contact the listing agent but if a different person is preferred please include a note on the order.
- **Q: Can the appraisal be disputed?**
- A: Yes, We have an appraisal dispute form on the website home page.
- **Q: Do you use local appraisers?**
- A: Yes, We only use geographically competent appraisers.



Client References



**Robert Gilbert President of Fidelity Funding Mortgage Corp
407-618-3704 Business relationship since 2005**

**JD Daher Manager of Branch Support for Fidelity Funding Mortgage Corp
407-472-3441 Business relationship since 2006**

**Christopher Flaherty Branch Manager for Goldwater Bank, N.A.
772-237-5211 Business relationship since 2010**

**Daniel Sampson Vice President of Inlet Mortgage Corporation
561-676-7565 Business relationship since 2011**

**Wesley Bal Branch Manager for Equitfirst Mortgage
407-370-3691 Business relationship since 2010**

**Ryan Aceto Branch Manager for Christensen Financial, Inc
407-221-5065 Business relationship since 2005**

**Giles Wardian Loan Officer for Innovative Mortgage Services, Inc.
407-963-1151 Business relationship since 2011**

**Jeremy Feldman Loan Originator Assistant, MLO for Luxury Mortgage Corp
561-853-2608 Business relationship since 2015**



Appraiser References



- Paul Shafer: 407-399-6410
- Steve Jensen: 561-625-6933
- Catherine Bannister: 561-718-0680
- Tim Martin: 407-267-0661
- Dan Adragna: 407-493-8804
- Krissy Larmon (Office manager for Matthew and Associates) 772-335-4002
- Robert/Diane Claire: 772-879-0519
- Ken Maurer: 772-201-4719
- Mark Silverstein: 813-287-1020
- Sandra Abshear: 813-938-7381
- Tina Lawhead: 863-859-2563
- Jacob Parrish: 239-789-8938

Our competitive advantage is our panel of appraisers. We feel they are the best resource for our clients.

Once you have created a client login you will have access to every appraiser in our rotation. We keep a current copy of every appraisers license and E & O coverage on the website.

How to
Get Started



1. Go to www.AppraiserSelect.Net
2. Click the create a **client login** box
3. Create an account
4. Start placing orders

**Feel free to call Allen 407-923-6464 if you have
any questions**