

MGB APPRAISALS

SERVICES

- A Prompt Response**
Our convenient electronic, fax and phone ordering and email delivery system allows us to provide much quicker turnaround times than other appraisal services.

- Competitive Rates**
See fee schedule attached.

- Quick and Flexible Scheduling**
Scheduling attempt with homeowner within 24 hours of appraisal request. Most inspections completed within 24-48 hour period (of course based on homeowner availability).

- Average 24 to 48 Hour Turnaround After Inspection**
Appraisal report turnaround within 48 hours of inspection. This excludes rural areas.

- Excellent Customer Service**
On hand 7 days a week, day and night.

- Rush Services**
Same day inspections offered at no additional cost.

- Service to 8-County Chicago-Land Area**
See attached map. Recently added extended counties of Winnebago and Boone.

- Free Pre-Comps**

- Perform Both FHA and Conventional**

- Credit card payments**
Accepted online or over the phone.

- Discount Referral Program**
For every new company referred a half priced appraisal credit is issued.

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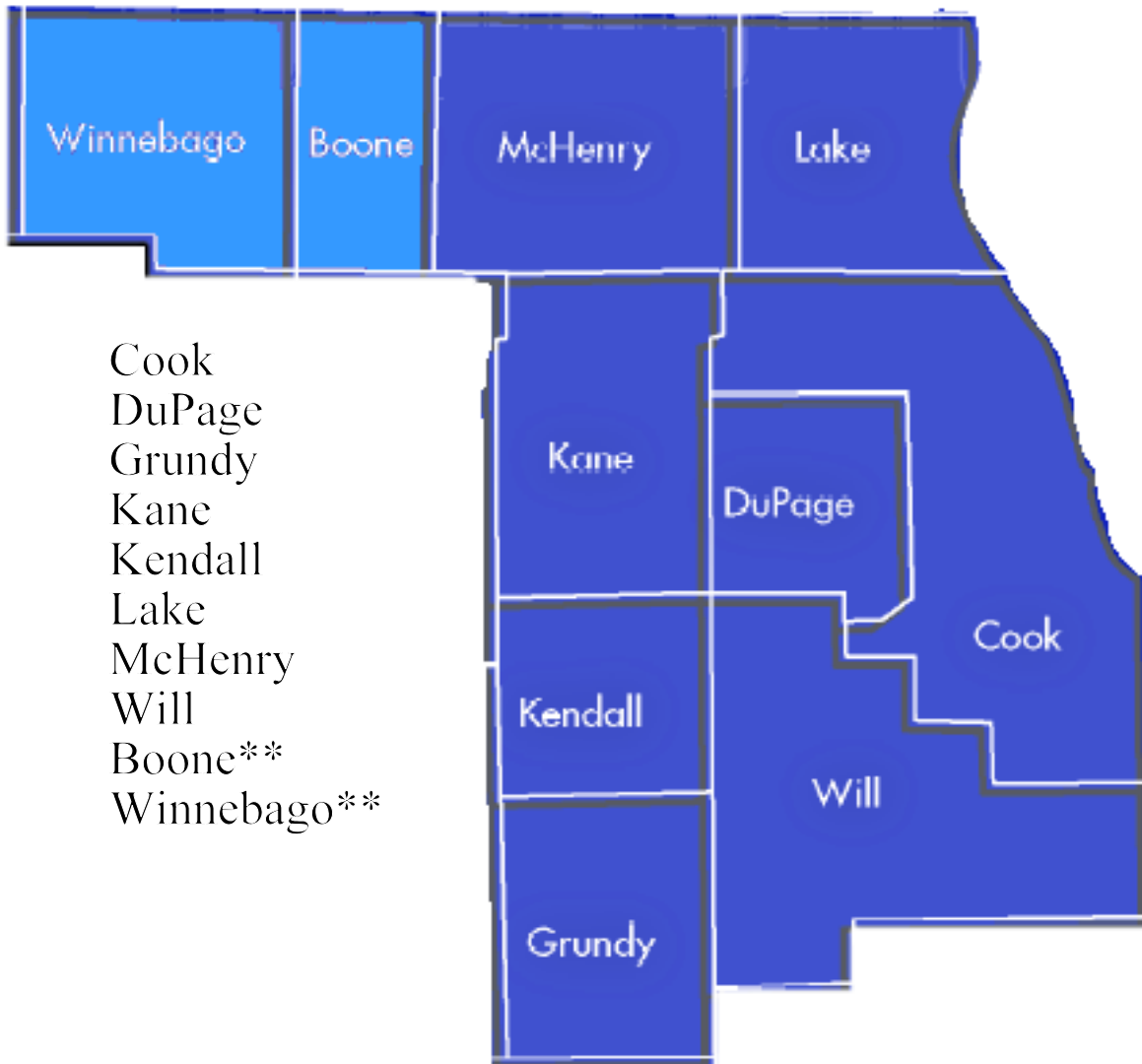
FEE SCHEDULE

• Single Family Home	\$295
• Single Family Home over \$1,000,000	\$495+
• Two to Four Unit Appraisal	\$450
• Drive-By Appraisal	\$225
• Condominium	\$295
• Final Inspection	\$50
• Single Family Home (Extended Area)	\$350
• SFR over \$1,000,000 (Extended Area)	\$550+
• Two to Four Unit Appraisal (Extended Area)	\$550
• Drive-By Appraisal (Extended Area)	\$325
• Condominium (Extended Area)	\$350

*The above fees are guidelines only and are based upon a standard report. Actual fees are based upon the complexity and estimated completion time of the assignment. Volume discounts are available. **Pricing is subject to negotiation bases on the volume of work supplied.** Call or email for a specific quote.*

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AREAS SERVICES



**Extended Coverage Areas

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MGB Appraisals accepts credit card payments both via email and over the phone. Online Credit Card Payment link and instruction below. Please note: There will be a \$15.00 processing fee for each credit card payment.

LinkPoint reports and administration URL (LinkPoint Central) =>

<https://www.linkpointcentral.com>

Your store name is between the quotation marks (""): "1008541"

Your user ID is between the quotation marks (""): "ubloan"

The password is 3241500

There will be a processing fee for credit card payments, which will be \$15.00 per assignment.

Thank You for your business.

Mark G. Baron
Owner/Certified Residential Appraiser
MGB Appraisals

MGB APPRAISALS
MARKET INFORMATION REQUEST FORM

Client Info:

Company Name & Contact: _____

Phone: _____

Fax: _____

E-Mail: _____

Property Info:

Address: _____

Property Type: SFR Condo Townhome 2-4 Flat Commercial # Of Units _____
Style: Ranch Raised Ranch Bungalow Cape Cod 2-Story Split Level
Other _____

Exterior (check all that apply): Brick Frame Cedar Stucco Other _____

Rooms Above Grade: Bedrooms: _____ Bathrooms: _____

Rooms Below Grade: Bedrooms: _____ Bathrooms: _____

Basement: Full Partial Crawl Slab

Basement Finish: Full Partial None Percentage Finished: _____

Garage: None Attached Detached Carport # of Cars: _____

Approximate Year Built/Age: _____

Approximate Square Footage (Above Grade Only): _____

Subdivision: _____

Condition: Average Above Average Below Average

Estimated Value: _____

Contact Information:

Borrower Name: _____

Borrower Contact Number: _____

Market Value Range: _____

********This service is provided as a free and complimentary courtesy. Utilization of this service entails the knowledge and understanding that the information contained herein is an estimation of value based on raw data and by no means to be considered a guarantee of value. The more accurate the information provided, the narrower value range it will allow for.********

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APPRAISAL REQUEST FORM

Client/Lender Info:

Company Name: _____
Phone: _____
Fax: _____
E-Mail: _____
Contact: _____

Assignment Info:

Loan Type: Conforming Non-Conforming
Request: Drive-By Full Other _____
Purpose: Purchase Refinance Cash-Out Refinance Market Value
Occupancy: Primary Secondary Investment
Payment: C.O.D. Bill Lender(Requires Signature) _____
Due Date: _____

Property Info:

Borrower Name: _____
Address: _____

Sale Price/Estimated Value:\$ _____
Loan Amount:\$ _____
Property Type & Style: _____
Number of Beds/Baths: _____
Basement: _____
Garage: _____
Notes: _____

Contact For Property Access:

Name: _____
Phone: _____

Notes (Please include any specific instructions here, such as type of forms):

MGB APPRAISALS

COMPANY REFERENCES

THE MORTGAGE EXCHANGE
Nathan Schwartzburg

DOWNERS GROVE, IL
(630) 310-8124

THE MORTGAGE EXCHANGE
Dan Stelzer

DOWNERS GROVE, IL
(630) 310-8128

THE MORTGAGE EXCHANGE
James Peterson

DOWNERS GROVE, IL
(630) 310-8115

THE MORTGAGE EXCHANGE
Debbie Brenner

DOWNERS GROVE, IL
(630) 310-8118

V & C GROUP
Vincent Anzalone

CHICAGO, IL
(312) 933-9447

THE LENDING CENTER
Julian Tillotson

LISLE, IL
(630) 324-1100

THE LENDING CENTER
Keith Spivey

LISLE, IL
(630) 324-1100

MTEAM FINANCIAL
James Peterson

CHICAGO, IL
(312) 327-3246

HOME 123
Ronnie L McClain

LIBERTYVILLE, IL
(847) 549-7100

HOME 123
Scott R. Johnson

LIBERTYVILLE, IL
(847) 549-7100

COUNTRYWIDE HOME LOANS
Lonnie Wasilevich

PARK RIDGE, IL
(708) 268-8096

MGB APPRAISALS

APPROVED LIST

WHILE MGB APPRAISALS HAS NEVER BEEN ON ANY LENDER WATCH LISTS. BELOW YOU WILL FIND A LIST OF LENDERS THAT MGB APPRAISALS HAS BEEN OFFICIALLY APPROVED WITH.

MGB

- CITIMORTGAGE WHOLESALE DIVISION
- COUNTRYWIDE HOME LOANS & LANDSAFE
- AMERICAN HOME MORTGAGE, mTEAM FINANCIAL, & HOME GATE SETTLEMENT SERVICES
- CHARTER ONE BANK
- HANSEN QUALITY, A DIVISION OF FIDELITY NATION INFORMATION SERVICES
- ABN AMRO/INTERFIRST
- TCF BANK & FISERV LENDING SOLUTIONS
- HOME 123 & NEW CENTURY MORTGAGE