

# TALCB Appraiser Study, 2019

## Frequency Tables

### Appraisal Management Companies

Q1. How important are each of the factors in your company's decision when selecting a residential appraiser?

Q1A. Fee to be paid to appraiser

Code	Response	Frequency	Percent	Cumulative Percent
1	Important	4	31	31
2	Somewhat Important	8	62	92
3	Not Important	1	8	100
4	Don't Know	0	0	100
5	Refused	0	0	100
	<b>Total</b>	<b>13</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q1B. Appraiser's experience

Code	Response	Frequency	Percent	Cumulative Percent
1	Important	12	92	92
2	Somewhat Important	0	0	92
3	Not Important	1	8	100
4	Don't Know	0	0	100
5	Refused	0	0	100
	<b>Total</b>	<b>13</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q1C. Appraiser's proximity to property

Code	Response	Frequency	Percent	Cumulative Percent
1	Important	10	77	77
2	Somewhat Important	3	23	100
3	Not Important	0	0	100
4	Don't Know	0	0	100
5	Refused	0	0	100
	<b>Total</b>	<b>13</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q1D. Appraiser's reputation for quality work

Code	Response	Frequency	Percent	Cumulative Percent
1	Important	13	100	100
2	Somewhat Important	0	100	100
3	Not Important	0	100	100
4	Don't Know	0	100	100
5	Refused	0	100	100
	<b>Total</b>	<b>13</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q1E. Appraiser's previous experience completing appraisals for your company

Code	Response	Frequency	Percent	Cumulative Percent
1	Important	11	85	85
2	Somewhat Important	1	8	92
3	Not Important	1	8	100
4	Don't Know	0	0	100
5	Refused	0	0	100
	<b>Total</b>	<b>13</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q2. Which is MOST important in your company's decision when selecting an appraiser for a residential appraisal?

Code	Response	Frequency	Percent	Cumulative Percent
1	Fee to be paid to appraiser	1	8	8
2	Appraiser's experience	2	15	23
3	Appraiser's proximity to property	1	8	31
4	Appraiser's reputation for quality work	5	38	69
5	Appraiser's previous experience completing appraisals for your company	3	23	92
6	Don't Know	0	0	92
7	Refused	1	8	100
	<b>Total</b>	<b>13</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q3. Which best describes the trend in fees paid by your company for residential appraisals over the past 2 years?

Code	Response	Frequency	Percent	Cumulative Percent
1	Fees have increased	10	77	77
2	Fees have remained the same	3	23	100
3	Fees have decreased	0	0	100
4	Don't Know	0	0	100
5	Refused	0	0	100
	<b>Total</b>	<b>13</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4. Which best describes the fees paid by your company for residential appraisals over the past 2 years?

Q4A1. 1004 (Single-family detached) Fannie Mae and Freddie Mac Urban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	2	9	9
6	\$351-\$400	3	14	23
7	\$401-\$450	3	14	36
8	\$451-\$500	2	9	45
9	\$501-\$550	1	5	50
10	\$551-\$600	0	0	50
11	\$601+	0	0	50
12	Don't Know	1	5	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4A2. 1004 (Single-family detached) Fannie Mae and Freddie Mac Suburban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	3	14	14
6	\$351-\$400	2	9	23
7	\$401-\$450	3	14	36
8	\$451-\$500	3	14	50
9	\$501-\$550	0	0	50
10	\$551-\$600	0	0	50
11	\$601+	0	0	50
12	Don't Know	1	5	50
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4A3. 1004 (Single-family detached) Fannie Mae and Freddie Mac Rural

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	1	5	5
6	\$351-\$400	2	9	14
7	\$401-\$450	0	0	14
8	\$451-\$500	5	23	36
9	\$501-\$550	0	0	36
10	\$551-\$600	2	9	45
11	\$601+	1	5	50
12	Don't Know	1	5	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4B1. 1004 (Single-family detached) FHA Urban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	0	0	0
6	\$351-\$400	4	18	18
7	\$401-\$450	2	9	27
8	\$451-\$500	2	9	36
9	\$501-\$550	2	9	45
10	\$551-\$600	0	0	45
11	\$601+	0	0	45
12	Don't Know	2	9	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4B2. 1004 (Single-family detached) FHA Suburban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	0	0	0
6	\$351-\$400	4	18	18
7	\$401-\$450	2	9	27
8	\$451-\$500	2	9	36
9	\$501-\$550	2	9	45
10	\$551-\$600	0	0	45
11	\$601+	0	0	45
12	Don't Know	2	9	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4B3. 1004 (Single-family detached) FHA Rural

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	0	0	0
6	\$351-\$400	2	9	9
7	\$401-\$450	1	5	14
8	\$451-\$500	2	9	23
9	\$501-\$550	3	14	36
10	\$551-\$600	1	5	41
11	\$601+	1	5	45
12	Don't Know	2	9	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4C1. 1004 (Single-family detached) with REO addendum Urban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	0	0	0
6	\$351-\$400	2	9	9
7	\$401-\$450	2	9	18
8	\$451-\$500	1	5	23
9	\$501-\$550	2	9	32
10	\$551-\$600	0	0	32
11	\$601+	0	0	32
12	Don't Know	5	23	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4C2. 1004 (Single-family detached) with REO addendum Suburban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	0	0	0
6	\$351-\$400	2	9	9
7	\$401-\$450	3	14	23
8	\$451-\$500	0	0	23
9	\$501-\$550	2	9	32
10	\$551-\$600	0	0	32
11	\$601+	0	0	32
12	Don't Know	5	23	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4C3. 1004 (Single-family detached) with REO addendum Rural

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	0	0	0
6	\$351-\$400	2	9	9
7	\$401-\$450	0	0	9
8	\$451-\$500	1	5	14
9	\$501-\$550	3	14	27
10	\$551-\$600	0	0	27
11	\$601+	1	5	32
12	Don't Know	5	23	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4D. 1004C Single Family

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	3	14	14
6	\$351-\$400	3	14	27
7	\$401-\$450	2	9	36
8	\$451-\$500	2	9	45
9	\$501-\$550	0	0	45
10	\$551-\$600	0	0	45
11	\$601+	0	0	45
12	Don't Know	2	9	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4E1. Manufactured Housing Urban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	0	0	0
6	\$351-\$400	4	18	18
7	\$401-\$450	1	5	23
8	\$451-\$500	4	18	41
9	\$501-\$550	1	5	45
10	\$551-\$600	0	0	45
11	\$601+	0	0	45
12	Don't Know	2	9	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4E2. Manufactured Housing Suburban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	0	0	0
6	\$351-\$400	3	14	14
7	\$401-\$450	2	9	23
8	\$451-\$500	4	18	41
9	\$501-\$550	1	5	45
10	\$551-\$600	0	0	45
11	\$601+	0	0	45
12	Don't Know	2	9	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4E3. Manufactured Housing Rural

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	0	0	0
6	\$351-\$400	2	9	9
7	\$401-\$450	2	9	18
8	\$451-\$500	1	5	23
9	\$501-\$550	3	14	36
10	\$551-\$600	2	9	45
11	\$601+	0	0	45
12	Don't Know	2	9	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4F1. 2000 (Single-Family Field Review) Urban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	1	5	5
4	\$251-\$300	5	23	27
5	\$301-\$350	1	5	32
6	\$351-\$400	1	5	36
7	\$401-\$450	1	5	41
8	\$451-\$500	0	0	41
9	\$501-\$550	0	0	41
10	\$551-\$600	0	0	41
11	\$601+	0	0	41
12	Don't Know	3	14	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4F2. 2000 (Single-Family Field Review) Suburban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	1	5	5
4	\$251-\$300	5	23	27
5	\$301-\$350	2	9	36
6	\$351-\$400	0	0	36
7	\$401-\$450	1	5	41
8	\$451-\$500	0	0	41
9	\$501-\$550	0	0	41
10	\$551-\$600	0	0	41
11	\$601+	0	0	41
12	Don't Know	3	14	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4F3. 2000 (Single-Family Field Review) Rural

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	4	18	18
5	\$301-\$350	3	14	32
6	\$351-\$400	1	5	36
7	\$401-\$450	0	0	36
8	\$451-\$500	0	0	36
9	\$501-\$550	1	5	41
10	\$551-\$600	0	0	41
11	\$601+	0	0	41
12	Don't Know	3	14	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4G1. 1073 (Condominium) Urban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	1	5	5
5	\$301-\$350	2	9	14
6	\$351-\$400	3	14	27
7	\$401-\$450	3	14	41
8	\$451-\$500	1	5	45
9	\$501-\$550	0	0	45
10	\$551-\$600	0	0	45
11	\$601+	0	0	45
12	Don't Know	2	9	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4G2. 1073 (Condominium) Suburban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	1	5	5
5	\$301-\$350	2	9	14
6	\$351-\$400	4	18	32
7	\$401-\$450	2	9	41
8	\$451-\$500	1	5	45
9	\$501-\$550	0	0	45
10	\$551-\$600	0	0	45
11	\$601+	0	0	45
12	Don't Know	2	9	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4H1. 1025 (Small Residential Income Property - Duplex, Triplex, 4-plex) Urban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	0	0	0
6	\$351-\$400	1	5	5
7	\$401-\$450	1	5	9
8	\$451-\$500	1	5	14
9	\$501-\$550	2	9	23
10	\$551-\$600	2	9	32
11	\$601+	1	5	36
12	Don't Know	4	18	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4H2. 1025 (Small Residential Income Property - Duplex, Triplex, 4-plex) Suburban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	0	0	0
6	\$351-\$400	0	0	0
7	\$401-\$450	1	5	5
8	\$451-\$500	3	14	18
9	\$501-\$550	1	5	23
10	\$551-\$600	2	9	32
11	\$601+	1	5	36
12	Don't Know	4	18	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4H3. 1025 (Small Residential Income Property - Duplex, Triplex, 4-plex) Rural

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	0	0	0
3	\$201-\$250	0	0	0
4	\$251-\$300	0	0	0
5	\$301-\$350	0	0	0
6	\$351-\$400	0	0	0
7	\$401-\$450	1	5	5
8	\$451-\$500	2	9	14
9	\$501-\$550	1	5	18
10	\$551-\$600	1	5	23
11	\$601+	3	14	36
12	Don't Know	4	18	55
13	Refused	10	45	10
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4I1. 2055 (Exterior only) Urban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	1	5	5
3	\$201-\$250	0	0	5
4	\$251-\$300	1	5	9
5	\$301-\$350	4	18	27
6	\$351-\$400	2	9	36
7	\$401-\$450	0	0	36
8	\$451-\$500	0	0	36
9	\$501-\$550	0	0	36
10	\$551-\$600	0	0	36
11	\$601+	0	0	36
12	Don't Know	4	18	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4I2. 2055 (Exterior only) Suburban

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	1	5	5
3	\$201-\$250	0	0	5
4	\$251-\$300	2	9	14
5	\$301-\$350	3	14	27
6	\$351-\$400	2	9	36
7	\$401-\$450	0	0	36
8	\$451-\$500	0	0	36
9	\$501-\$550	0	0	36
10	\$551-\$600	0	0	36
11	\$601+	0	0	36
12	Don't Know	4	18	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q4I3. 2055 (Exterior only) Rural

Code	Response	Frequency	Percent	Cumulative Percent
1	Less than \$150	0	0	0
2	\$151-\$200	1	5	5
3	\$201-\$250	0	0	5
4	\$251-\$300	0	0	5
5	\$301-\$350	1	5	9
6	\$351-\$400	2	9	18
7	\$401-\$450	2	9	27
8	\$451-\$500	1	5	32
9	\$501-\$550	0	0	32
10	\$551-\$600	0	0	32
11	\$601+	0	0	32
12	Don't Know	5	23	55
13	Refused	10	45	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q5. Please indicate how each of the factors below would impact the fee your company paid for an appraisal?

Q5A. Property in urban location

Code	Response	Frequency	Percent	Cumulative Percent
1	Increase Fee	1	5	5
2	Would not Affect Fee	13	59	64
3	Decrease	0	0	64
4	Don't Know	0	0	64
5	Refused	8	36	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q5B. Property in rural location

Code	Response	Frequency	Percent	Cumulative Percent
1	Increase Fee	11	50	50
2	Would not Affect Fee	2	9	59
3	Decrease	0	0	59
4	Don't Know	1	5	64
5	Refused	8	36	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q5C. Property in high cost-of-living area

Code	Response	Frequency	Percent	Cumulative Percent
1	Increase Fee	6	27	27
2	Would not Affect Fee	7	32	59
3	Decrease	0	0	59
4	Don't Know	1	5	64
5	Refused	8	36	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q5D. Property in low cost-of-living area

Code	Response	Frequency	Percent	Cumulative Percent
1	Increase Fee	0	0	0
2	Would not Affect Fee	12	55	55
3	Decrease	0	0	55
4	Don't Know	2	9	64
5	Refused	8	36	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q5E. Size of property is large

Code	Response	Frequency	Percent	Cumulative Percent
1	Increase Fee	12	55	55
2	Would not Affect Fee	2	9	64
3	Decrease	0	0	64
4	Don't Know	0	0	64
5	Refused	8	36	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q5F. Complexity of property (e.g. unique characteristics, lakefront or oceanfront, multiple buildings)

Code	Response	Frequency	Percent	Cumulative Percent
1	Increase Fee	14	64	64
2	Would not Affect Fee	0	0	64
3	Decrease	0	0	64
4	Don't Know	0	0	64
5	Refused	8	36	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q5G. Many appraisers in the area available to do the work

Code	Response	Frequency	Percent	Cumulative Percent
1	Increase Fee	2	9	9
2	Would not Affect Fee	7	32	41
3	Decrease	4	18	59
4	Don't Know	1	5	64
5	Refused	8	36	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q5H. Greater travel distance to complete appraisal

Code	Response	Frequency	Percent	Cumulative Percent
1	Increase Fee	13	59	59
2	Would not Affect Fee	1	5	64
3	Decrease	0	0	64
4	Don't Know	0	0	64
5	Refused	8	36	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q5I. Appraiser with great experience

Code	Response	Frequency	Percent	Cumulative Percent
1	Increase Fee	3	14	14
2	Would not Affect Fee	11	50	64
3	Decrease	0	0	64
4	Don't Know	0	0	64
5	Refused	8	36	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q6. The Market Conditions Addendum is meant to provide a clear and accurate picture of the market trends and conditions in the neighborhood around a property. This addendum has been required for all one to four unit appraisals since April 1, 2009 and is associated with loans delivered to Fannie Mae. How has the addition of the Market Conditions Addendum in 2009 impacted the fees your company pays?

Code	Response	Frequency	Percent	Cumulative Percent
1	Fees have increased	2	15	15
2	Fees have remained the same	7	54	69
3	Fees have decreased	0	0	69
4	Don't Know	1	8	77
5	Refused	3	23	100
	<b>Total</b>	<b>13</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q7. Which best describes how often your company has paid an increased fee for appraisals due to the addition of the Market Conditions Addendum?

Code	Response	Frequency	Percent	Cumulative Percent
1	Always	0	0	0
2	Almost always	1	5	5
3	Most of the time	1	5	9
4	Some of the time	0	0	9
5	Almost never	0	0	9
6	Never	0	0	9
7	Don't Know	1	5	14
8	Refused	19	86	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q8. In the past 12 months, has an appraiser turned down an appraisal assignment for your company because the fee was too low?

Code	Response	Frequency	Percent	Cumulative Percent
1	No	4	18	18
2	Yes	10	45	64
3	Don't Know	1	5	68
4	Refused	7	32	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q9. In the past 12 months, has your company not chosen an appraiser you previously worked with because the fee was too high?

Code	Response	Frequency	Percent	Cumulative Percent
1	No	6	27	27
2	Yes	7	32	59
3	Don't Know	2	9	68
4	Refused	7	32	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q10. In the past 12 months, has your company asked an appraiser to accept a lower fee than quoted for an appraisal?

Code	Response	Frequency	Percent	Cumulative Percent
1	No	10	45	45
2	Yes	3	14	9
3	Don't Know	2	9	68
4	Refused		32	100
	<b>Total</b>	<b>22</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q11. How do the fees your company pays for residential appraisals compared to the fees paid by each of the following:

Q11A. Appraisal Management Companies

Code	Response	Frequency	Percent	Cumulative Percent
1	Our fees are higher	2	15	15
2	Our fees are about the same	4	31	46
3	Our fees are lower	0	0	46
4	Don't Know	3	23	69
5	Refused	4	31	100
	<b>Total</b>	<b>13</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q11B. Lenders

Code	Response	Frequency	Percent	Cumulative Percent
1	Our fees are higher	1	8	8
2	Our fees are about the same	5	38	46
3	Our fees are lower	0	0	46
4	Don't Know	2	15	62
5	Refused	5	38	100
	<b>Total</b>	<b>13</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q11C. Individuals

Code	Response	Frequency	Percent	Cumulative Percent
1	Our fees are higher	1	8	8
2	Our fees are about the same	5	38	46
3	Our fees are lower	0	0	46
4	Don't Know	3	23	69
5	Refused	4	31	100
	<b>Total</b>	<b>13</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q11D. Non-Appraisal Companies

Code	Response	Frequency	Percent	Cumulative Percent
1	Our fees are higher	1	8	8
2	Our fees are about the same	5	38	46
3	Our fees are lower	0	0	46
4	Don't Know	3	23	69
5	Refused	4	31	100
	<b>Total</b>	<b>13</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q12. Does your company reduce fees paid to appraisers who receive multiple appraisal assignments within a specified period of time, such as a "bulk" discount, or a reduced "per report" fee after a threshold number of appraisal assignments is reached?

Code	Response	Frequency	Percent	Cumulative Percent
1	No	8	62	62
2	Yes	0	0	62
3	Don't Know	1	8	69
4	Refused	4	31	100
	<b>Total</b>	<b>13</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q13. How many years have you worked in the appraisal business?

Code	Response	Frequency	Percent	Cumulative Percent
1	0-5	0	0	0
2	6-11	1	6	6
3	11-15	4	25	3
4	16-20	7	44	75
5	21-25	1	6	81
6	26-30	1	6	88
7	31-35	2	13	100
8	36-40	0	0	100
	<b>Total</b>	<b>16</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q14. How many years have you worked for your current appraisal management company?

Code	Response	Frequency	Percent	Cumulative Percent
1	0-5	5	56	56
2	6-11	4	44	100
3	11-15	0	0	100
4	16-20	0	0	100
5	21-25	0	0	100
6	26-30	0	0	100
	<b>Total</b>	<b>9</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q16. How many people are employed by your company? Please indicate the number of part-time and full-time staff.

Code	Response	Frequency	Percent	Cumulative Percent
1	0	0	0	0
2	1-25	3	38	38
3	26-50	3	38	75
4	51-75	1	13	88
5	76-100	0	0	88
6	101-125	0	0	88
7	126-150	0	0	88
8	151-200	0	0	88
9	More than 200	1	13	100
	<b>Total</b>	<b>8</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q17. How many appraisers do you have on staff?

Code	Response	Frequency	Percent	Cumulative Percent
1	0	1	11	11
2	1-25	6	67	78
3	26-50	1	11	89
4	51-75	0	0	89
5	76-100	1	11	100
6	More than 100	0	0	100
	<b>Total</b>	<b>9</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q18. How many independent appraisers (not in-house staff) does your company work with?

Code	Response	Frequency	Percent	Cumulative Percent
1	0	0	0	0
2	1-100	0	0	0
3	101-250	0	0	0
4	251-500	1	11	11
5	501-750	0	0	11
6	751-1,000	0	0	11
7	More than 1,000	8	89	100
	<b>Total</b>	<b>9</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q19. How many residential appraisals does your company conduct each year?

Code	Response	Frequency	Percent	Cumulative Percent
1	0	0	0	0
2	1-100	0	0	0
3	101-250	0	0	0
4	251-500	0	0	0
5	501-750	0	0	0
6	More than 750	9	100	100
	<b>Total</b>	<b>9</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.

Q20. How many commercial appraisals does your company conduct each year?

Code	Response	Frequency	Percent	Cumulative Percent
1	0	6	67	67
2	1-100	2	22	89
3	101-250	0	0	89
4	251-500	0	0	89
5	501-750	0	0	89
6	More than 750	1	11	100
	<b>Total</b>	<b>9</b>	<b>100</b>	

Note: Percentages are rounded to the nearest tenth.