



Wisconsin AMS Ordering

Released: February 16, 2010

Ordering appraisals through our selected AMS Company is required for Conforming Loans to be compliant with HVCC rules, and now for FHA Loans to be compliant with FHA Appraiser Independence rules **effective with FHA Case number assignments on or after February 15, 2010.**

Attached are the easy-to-use instructions, the Credit Card authorization form requiring your borrower(s) signature, and Pricing Chart.

If you have any questions, please contact:

Dianna Sullivan
Wisconsin Appraisal Management Services
Phone: 414-803-8936
Fax: 1-888-879-0316

Email: Dianna@wisconsinams.com

Website: <http://wisconsinams.com/>

Or your Account Executive.

Thank you for your continued business!

ONE CHOICE MORTGAGE, LLC
7700 W. Bluemound Road
Wauwatosa, WI 53213

Website: www.onechoicemort.com



Phone: 866-866-1410 / 414-431-3100
Conforming Fax: 414-431-3101
FHA Fax: 414-777-0112
Lock Desk: 414-847-1811

"all your choices should be this easy!"

EASY ORDERING WITH WISCONSIN APPRAISAL MANAGEMENT SERVICES, LLC

Complete order online:

Go to: www.wisconsinams.com

Click "Order Now"

Complete the submission form and click "submit"

(Upon clicking submit, you will be agreeing that you had your borrower sign the credit card authorization form –please do be sure this has been done)

Payment screen will come up

Use drop down box to select correct product

Click "Pay Now"

Pay with a Pay Pal Account OR Credit Card

If using credit card, select [Continue](#) found to the lower left

Complete information including an e-mail address for your borrower

The system will send a receipt to that address

I will send one to you also

Once order has placed, you can check status by going to:

www.wisconsinams.com/lender.htm

Fax & Mail orders are also accepted. See site for details

Direct any questions for concerns to:

Dianna Sullivan: dianna@wisconsinams.com OR 414-803-8936

Wisconsin Appraisal Management Services, LLC Credit Card Authorization

I, _____, authorize payment of \$_____ to Wisconsin Appraisal Management Services, LLC for the appraisal of my home located at:

_____.

_____ has my permission and authorization to place the appraisal order on my behalf.

I understand once my home has been inspected, this is a non-refundable charge.

Signature: _____ Date: _____

Wisconsin Appraisal Management Services
Appraisal Codes and Pricing
Pricing Effective 1/1/2010

Code		Total Fee (Appraiser/AMC)
FHA		
FHA-01	Single Family 1004 URAR (Less Than 3500 Sq. Feet) / FHA plus MC Report	\$395 (\$340/\$55)
FHA-02	Duplex 1025 with operating income statement 216 / FHA plus MC Report	\$600 (\$545/\$55)
FHA-03	Three Family 1025 with operating income statement 216 / FHA plus MC Report	\$650 (\$590/\$60)
FHA-04	Four Family 1025 with operating income statement 216 / FHA plus MC Report	\$700 (\$640/\$60)
FHA-05	Single Family 1004 URAR (3500-5500 Sq. Feet) / FHA plus MC Report	\$500 (\$445/\$55)
FHA-06	Condo 1073 FHA plus Market Condition Report	\$395 (\$340/\$55)
FHA-07	Conversion from Conforming to FHA (same appraiser)	\$75 (\$50/\$25)

Owner Occupied - Conforming / Conventional		
OWN-01	Single Family 1004 URAR (Less Than 3500 Sq. Feet) plus MC Report	\$395.00
OWN-02	Single Family 1004 URAR (3500-5500 Sq. Feet) plus MC Report	\$470.00
OWN-03	Condo 1073 plus MC Report	\$395.00
OWN-04	Single Family 2055 Drive By plus MC Report	\$295.00
OWN-05	Conversion from FHA to Conforming (same appraiser)	\$50.00

Multi Family /Investment/Investment Condo - Conforming / Conventional		
INV-01	Single Family 1004 URAR Invest Prop with operating income statement 1007 plus MC Report	\$475.00
INV-02	Two Family 1025 with operating income statement 216 plus MC Report	\$525.00
INV-03	Three Family 1025 with operating income statement 216 plus MC Report	\$575.00
INV-04	Four Family 1025 with operating income statement 216 plus MC Report	\$625.00
INV-05	Condo 1073 with operating income statement 216 plus MC Report	\$475.00

Miscellaneous		
MIS_01	Appraisal Update	\$175.00
MIS-02	Final or Repair Inspections	\$125.00
MIS-03	Field Review ~ Form 2000	\$275.00

Additional Fees may apply in Rural Areas

Additional Products Available upon Request

Updated 1/8/2010