

## Q1: What is your Customary and Reasonable fee for a 1004 (Single-family detached) appraisal for Fannie Mae and Freddie Mac?

Answered: 56 Skipped: 3,372

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 3	0.00% 0	0.00% 0	0.00% 0	3
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	50.00% 2	25.00% 1	0.00% 0	0.00% 0	0.00% 0	4
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2
Johnson City, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	10.00% 1	30.00% 3	40.00% 4	0.00% 0	20.00% 2	0.00% 0	10
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	12.50% 1	25.00% 2	50.00% 4	0.00% 0	12.50% 1	0.00% 0	8
Knoxville, TN MSA	0.00% 0	0.00% 0	0.00% 0	11.11% 1	22.22% 2	22.22% 2	22.22% 2	22.22% 2	0.00% 0	0.00% 0	9
Memphis, TN-MS-AR MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67% 2	0.00% 0	0.00% 0	33.33% 1	0.00% 0	3
Morristown, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	2
Nashville-Davidson– Murfreesboro–Franklin, TN MSA	0.00% 0	0.00% 0	0.00% 0	20.00% 4	0.00% 0	45.00% 9	30.00% 6	5.00% 1	0.00% 0	0.00% 0	20
Rural Tennessee	0.00% 0	0.00% 0	0.00% 0	7.69% 2	7.69% 2	23.08% 6	30.77% 8	19.23% 5	3.85% 1	7.69% 2	26

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## Q2. What is a reasonable turnaround time for a 1004 (Single-family detached) appraisal for Fannie Mae and Freddie Mac?

Answered: 56 Skipped: 3,372

	24 HOURS	2 BUSINESS DAYS	3-4 BUSINESS DAYS	1 WEEK	2 WEEKS	3-4 WEEKS	5 WEEKS OR MORE	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	50.00% 2	25.00% 1	0.00% 0	25.00% 1	0.00% 0	0.00% 0	4
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	50.00% 2	50.00% 2	0.00% 0	0.00% 0	0.00% 0	4
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	0.00% 0	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Johnson City, TN MSA	0.00% 0	0.00% 0	11.11% 1	44.44% 4	33.33% 3	11.11% 1	0.00% 0	9
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	11.11% 1	44.44% 4	33.33% 3	11.11% 1	0.00% 0	9
Knoxville, TN MSA	0.00% 0	0.00% 0	33.33% 3	66.67% 6	0.00% 0	0.00% 0	0.00% 0	9
Memphis, TN-MS-AR MSA	0.00% 0	33.33% 1	0.00% 0	66.67% 2	0.00% 0	0.00% 0	0.00% 0	3
Morristown, TN MSA	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2
Nashville-Davidson–Murfreesboro–Franklin, TN MSA	0.00% 0	18.18% 4	36.36% 8	40.91% 9	4.55% 1	0.00% 0	0.00% 0	22
Rural Tennessee	0.00% 0	3.70% 1	33.33% 9	37.04% 10	22.22% 6	0.00% 0	3.70% 1	27

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## Q3. What is your Customary and Reasonable fee for a 1004 (Single-family detached) appraisal for FHA?

Answered: 52 Skipped: 3,376

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 3	0.00% 0	0.00% 0	3
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	75.00% 3	25.00% 1	0.00% 0	0.00% 0	0.00% 0	4
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2
Johnson City, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	11.11% 1	33.33% 3	11.11% 1	33.33% 3	11.11% 1	9
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	42.86% 3	14.29% 1	28.57% 2	14.29% 1	7
Knoxville, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	11.11% 1	44.44% 4	11.11% 1	33.33% 3	0.00% 0	0.00% 0	9
Memphis, TN-MS-AR MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67% 2	0.00% 0	33.33% 1	0.00% 0	3
Morristown, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	2
Nashville-Davidson–Murfreesboro–Franklin, TN MSA	0.00% 0	0.00% 0	0.00% 0	9.52% 2	14.29% 3	19.05% 4	42.86% 9	9.52% 2	4.76% 1	0.00% 0	21
Rural Tennessee	0.00% 0	0.00% 0	0.00% 0	4.35% 1	8.70% 2	13.04% 3	17.39% 4	34.78% 8	13.04% 3	8.70% 2	23

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## Q4. What is a reasonable turnaround time for a 1004 (Single-family detached) appraisal for FHA?

Answered: 53 Skipped: 3,375

	24 HOURS	2 BUSINESS DAYS	3-4 BUSINESS DAYS	1 WEEK	2 WEEKS	3-4 WEEKS	5 WEEKS OR MORE	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	0.00% 0	25.00% 1	50.00% 2	25.00% 1	0.00% 0	0.00% 0	4
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	25.00% 1	75.00% 3	0.00% 0	0.00% 0	0.00% 0	4
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	0.00% 0	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Johnson City, TN MSA	0.00% 0	0.00% 0	11.11% 1	44.44% 4	33.33% 3	0.00% 0	11.11% 1	9
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	14.29% 1	28.57% 2	42.86% 3	0.00% 0	14.29% 1	7
Knoxville, TN MSA	0.00% 0	0.00% 0	22.22% 2	77.78% 7	0.00% 0	0.00% 0	0.00% 0	9
Memphis, TN-MS-AR MSA	0.00% 0	33.33% 1	0.00% 0	66.67% 2	0.00% 0	0.00% 0	0.00% 0	3
Morristown, TN MSA	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2
Nashville-Davidson–Murfreesboro–Franklin, TN MSA	0.00% 0	18.18% 4	36.36% 8	36.36% 8	4.55% 1	0.00% 0	4.55% 1	22
Rural Tennessee	0.00% 0	4.17% 1	25.00% 6	50.00% 12	16.67% 4	4.17% 1	0.00% 0	24

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## Q5. What is your Customary and Reasonable fee for a 2055 (Exterior or “drive-by”) appraisal?

Answered: 47 Skipped: 3,381

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	0.00% 0	33.33% 1	33.33% 1	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3
Clarksville, TN-KY MSA	0.00% 0	33.33% 1	0.00% 0	66.67% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Johnson City, TN MSA	0.00% 0	0.00% 0	0.00% 0	11.11% 1	22.22% 2	33.33% 3	22.22% 2	0.00% 0	11.11% 1	0.00% 0	9
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	28.57% 2	42.86% 3	14.29% 1	0.00% 0	14.29% 1	0.00% 0	7
Knoxville, TN MSA	0.00% 0	0.00% 0	33.33% 3	44.44% 4	0.00% 0	11.11% 1	11.11% 1	0.00% 0	0.00% 0	0.00% 0	9
Memphis, TN-MS-AR MSA	0.00% 0	0.00% 0	0.00% 0	33.33% 1	66.67% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3
Morristown, TN MSA	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2
Nashville-Davidson–Murfreesboro–Franklin, TN MSA	6.25% 1	25.00% 4	12.50% 2	12.50% 2	25.00% 4	12.50% 2	6.25% 1	0.00% 0	0.00% 0	0.00% 0	16
Rural Tennessee	0.00% 0	15.38% 4	3.85% 1	19.23% 5	26.92% 7	15.38% 4	11.54% 3	0.00% 0	7.69% 2	0.00% 0	26

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## Q6. What is a reasonable turnaround time for a 2055 (Exterior or “drive-by”) appraisal?

Answered: 48 Skipped: 3,380

	24 HOURS	2 BUSINESS DAYS	3-4 BUSINESS DAYS	1 WEEK	2 WEEKS	3-4 WEEKS	5 WEEKS OR MORE	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	25.00% 1	25.00% 1	50.00% 2	0.00% 0	0.00% 0	0.00% 0	4
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	75.00% 3	25.00% 1	0.00% 0	0.00% 0	0.00% 0	4
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Johnson City, TN MSA	0.00% 0	0.00% 0	22.22% 2	55.56% 5	11.11% 1	11.11% 1	0.00% 0	9
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	28.57% 2	42.86% 3	14.29% 1	14.29% 1	0.00% 0	7
Knoxville, TN MSA	0.00% 0	0.00% 0	66.67% 6	33.33% 3	0.00% 0	0.00% 0	0.00% 0	9
Memphis, TN-MS-AR MSA	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2
Morristown, TN MSA	0.00% 0	33.33% 1	33.33% 1	33.33% 1	0.00% 0	0.00% 0	0.00% 0	3
Nashville-Davidson–Murfreesboro–Franklin, TN MSA	0.00% 0	23.53% 4	47.06% 8	29.41% 5	0.00% 0	0.00% 0	0.00% 0	17
Rural Tennessee	0.00% 0	4.17% 1	54.17% 13	33.33% 8	4.17% 1	4.17% 1	0.00% 0	24

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## Q7. What is your Customary and Reasonable fee for a 1004C (Single Family Manufactured Housing) appraisal?

Answered: 52 Skipped: 3,376

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 3	0.00% 0	0.00% 0	0.00% 0	3
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67% 2	0.00% 0	33.33% 1	0.00% 0	0.00% 0	3
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2
Johnson City, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	10.00% 1	20.00% 2	50.00% 5	0.00% 0	20.00% 2	0.00% 0	10
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 2	62.50% 5	0.00% 0	12.50% 1	0.00% 0	8
Knoxville, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	11.11% 1	33.33% 3	33.33% 3	11.11% 1	11.11% 1	0.00% 0	9
Memphis, TN-MS-AR MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67% 2	0.00% 0	33.33% 1	0.00% 0	3
Morristown, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	50.00% 1	0.00% 0	2
Nashville-Davidson-Murfreesboro-Franklin, TN MSA	0.00% 0	0.00% 0	0.00% 0	15.79% 3	10.53% 2	21.05% 4	21.05% 4	26.32% 5	0.00% 0	5.26% 1	19
Rural Tennessee	0.00% 0	0.00% 0	0.00% 0	7.41% 2	7.41% 2	22.22% 6	22.22% 6	25.93% 7	14.81% 4	0.00% 0	27

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## Q8. What is a reasonable turnaround time for a 1004C (Single Family Manufactured Housing) appraisal?

Answered: 52 Skipped: 3,376

	24 HOURS	2 BUSINESS DAYS	3-4 BUSINESS DAYS	1 WEEK	2 WEEKS	3-4 WEEKS	5 WEEKS OR MORE	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	0.00% 0	33.33% 1	33.33% 1	33.33% 1	0.00% 0	0.00% 0	3
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	0.00% 0	100.00% 3	0.00% 0	0.00% 0	0.00% 0	3
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2
Johnson City, TN MSA	0.00% 0	0.00% 0	10.00% 1	50.00% 5	30.00% 3	10.00% 1	0.00% 0	10
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	12.50% 1	37.50% 3	37.50% 3	12.50% 1	0.00% 0	8
Knoxville, TN MSA	0.00% 0	0.00% 0	11.11% 1	88.89% 8	0.00% 0	0.00% 0	0.00% 0	9
Memphis, TN-MS-AR MSA	0.00% 0	0.00% 0	33.33% 1	66.67% 2	0.00% 0	0.00% 0	0.00% 0	3
Morristown, TN MSA	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2
Nashville-Davidson-Murfreesboro-Franklin, TN MSA	0.00% 0	10.53% 2	36.84% 7	47.37% 9	5.26% 1	0.00% 0	0.00% 0	19
Rural Tennessee	0.00% 0	3.70% 1	22.22% 6	51.85% 14	14.81% 4	7.41% 2	0.00% 0	27

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## Q9. What is your Customary and Reasonable fee for a 1073 (Condominium) appraisal?

Answered: 45 Skipped: 3,383

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 3	0.00% 0	0.00% 0	0.00% 0	3
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67% 2	33.33% 1	0.00% 0	0.00% 0	0.00% 0	3
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	50.00% 1	2
Johnson City, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	30.00% 3	30.00% 3	20.00% 2	10.00% 1	10.00% 1	10
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	28.57% 2	28.57% 2	28.57% 2	0.00% 0	14.29% 1	7
Knoxville, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	28.57% 2	28.57% 2	14.29% 1	28.57% 2	0.00% 0	0.00% 0	7
Memphis, TN-MS-AR MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67% 2	0.00% 0	0.00% 0	0.00% 0	33.33% 1	3
Morristown, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	2
Nashville-Davidson-Murfreesboro-Franklin, TN MSA	0.00% 0	0.00% 0	0.00% 0	27.78% 5	0.00% 0	50.00% 9	16.67% 3	5.56% 1	0.00% 0	0.00% 0	18
Rural Tennessee	0.00% 0	0.00% 0	0.00% 0	10.53% 2	0.00% 0	26.32% 5	26.32% 5	5.26% 1	21.05% 4	10.53% 2	19

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## Q10. What is a reasonable turnaround time for a 1073 (Condominium) appraisal?

Answered: 45 Skipped: 3,383

	24 HOURS	2 BUSINESS DAYS	3-4 BUSINESS DAYS	1 WEEK	2 WEEKS	3-4 WEEKS	5 WEEKS OR MORE	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	0.00% 0	33.33% 1	33.33% 1	33.33% 1	0.00% 0	0.00% 0	3
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	33.33% 1	66.67% 2	0.00% 0	0.00% 0	0.00% 0	3
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	0.00% 0	0.00% 0	100.00% 2	0.00% 0	0.00% 0	0.00% 0	2
Johnson City, TN MSA	0.00% 0	0.00% 0	10.00% 1	40.00% 4	40.00% 4	0.00% 0	10.00% 1	10
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	14.29% 1	28.57% 2	42.86% 3	0.00% 0	14.29% 1	7
Knoxville, TN MSA	0.00% 0	0.00% 0	28.57% 2	71.43% 5	0.00% 0	0.00% 0	0.00% 0	7
Memphis, TN-MS-AR MSA	0.00% 0	33.33% 1	0.00% 0	66.67% 2	0.00% 0	0.00% 0	0.00% 0	3
Morristown, TN MSA	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2
Nashville-Davidson-Murfreesboro-Franklin, TN MSA	0.00% 0	16.67% 3	27.78% 5	50.00% 9	5.56% 1	0.00% 0	0.00% 0	18
Rural Tennessee	0.00% 0	5.26% 1	21.05% 4	47.37% 9	15.79% 3	5.26% 1	5.26% 1	19

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## Q11. What is your Customary and Reasonable fee for a 1025 (Small Residential Income Property – Duplex, Tri-Plex, or 4-Plex) appraisal?

Answered: 42 Skipped: 3,386

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67% 2	33.33% 1	0.00% 0	3
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	75.00% 3	0.00% 0	25.00% 1	4
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	1
Johnson City, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	20.00% 1	60.00% 3	5
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00% 0	50.00% 2	4
Knoxville, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67% 4	16.67% 1	16.67% 1	6
Memphis, TN-MS-AR MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	66.67% 2	3
Morristown, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	50.00% 1	2
Nashville-Davidson–Murfreesboro–Franklin, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	5.56% 1	5.56% 1	11.11% 2	44.44% 8	16.67% 3	16.67% 3	18
Rural Tennessee	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	10.53% 2	0.00% 0	36.84% 7	21.05% 4	31.58% 6	19

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## Q12. What is a reasonable turnaround time for a 1025 (Small Residential Income Property – Duplex, Tri-Plex, or 4-Plex) appraisal?

Answered: 42 Skipped: 3,386

	24 HOURS	2 BUSINESS DAYS	3-4 BUSINESS DAYS	1 WEEK	2 WEEKS	3-4 WEEKS	5 WEEKS OR MORE	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	0.00% 0	33.33% 1	33.33% 1	33.33% 1	0.00% 0	0.00% 0	3
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	0.00% 0	75.00% 3	25.00% 1	0.00% 0	0.00% 0	4
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	1
Johnson City, TN MSA	0.00% 0	0.00% 0	0.00% 0	16.67% 1	50.00% 3	16.67% 1	16.67% 1	6
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	33.33% 1	33.33% 1	3
Knoxville, TN MSA	0.00% 0	0.00% 0	16.67% 1	50.00% 3	33.33% 2	0.00% 0	0.00% 0	6
Memphis, TN-MS-AR MSA	0.00% 0	0.00% 0	0.00% 0	66.67% 2	33.33% 1	0.00% 0	0.00% 0	3
Morristown, TN MSA	0.00% 0	0.00% 0	50.00% 1	0.00% 0	50.00% 1	0.00% 0	0.00% 0	2
Nashville-Davidson–Murfreesboro–Franklin, TN MSA	0.00% 0	5.56% 1	11.11% 2	61.11% 11	22.22% 4	0.00% 0	0.00% 0	18
Rural Tennessee	0.00% 0	5.26% 1	5.26% 1	57.89% 11	21.05% 4	5.26% 1	5.26% 1	19

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## Q13. What is your Customary and Reasonable fee for a 2000 (Single-Family Field Review) appraisal?

Answered: 36 Skipped: 3,392

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	2
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	50.00% 2	25.00% 1	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	4
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 1	2
Johnson City, TN MSA	20.00% 1	0.00% 0	0.00% 0	0.00% 0	40.00% 2	0.00% 0	20.00% 1	0.00% 0	0.00% 0	20.00% 1	5
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	33.33% 1	0.00% 0	0.00% 0	33.33% 1	3
Knoxville, TN MSA	0.00% 0	12.50% 1	50.00% 4	0.00% 0	25.00% 2	0.00% 0	12.50% 1	0.00% 0	0.00% 0	0.00% 0	8
Memphis, TN-MS-AR MSA	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.00% 0	33.33% 1	3
Morristown, TN MSA	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2
Nashville-Davidson-Murfreesboro-Franklin, TN MSA	0.00% 0	7.69% 1	23.08% 3	23.08% 3	15.38% 2	0.00% 0	15.38% 2	7.69% 1	0.00% 0	7.69% 1	13
Rural Tennessee	0.00% 0	5.26% 1	15.79% 3	15.79% 3	15.79% 3	15.79% 3	15.79% 3	0.00% 0	5.26% 1	10.53% 2	19

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## Q14. What is a reasonable turnaround time for a 2000 (Single-Family Field Review) appraisal?

Answered: 36 Skipped: 3,392

	24 HOURS	2 BUSINESS DAYS	3-4 BUSINESS DAYS	1 WEEK	2 WEEKS	3-4 WEEKS	5 WEEKS OR MORE	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	0.00% 0	33.33% 1	33.33% 1	33.33% 1	0.00% 0	0.00% 0	3
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	50.00% 2	50.00% 2	0.00% 0	0.00% 0	0.00% 0	4
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	0.00% 0	0.00% 0	100.00% 2	0.00% 0	0.00% 0	0.00% 0	2
Johnson City, TN MSA	0.00% 0	0.00% 0	20.00% 1	20.00% 1	40.00% 2	0.00% 0	20.00% 1	5
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67% 2	0.00% 0	33.33% 1	3
Knoxville, TN MSA	0.00% 0	0.00% 0	50.00% 4	50.00% 4	0.00% 0	0.00% 0	0.00% 0	8
Memphis, TN-MS-AR MSA	0.00% 0	0.00% 0	66.67% 2	0.00% 0	33.33% 1	0.00% 0	0.00% 0	3
Morristown, TN MSA	0.00% 0	0.00% 0	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2
Nashville-Davidson–Murfreesboro–Franklin, TN MSA	0.00% 0	30.77% 4	30.77% 4	30.77% 4	0.00% 0	7.69% 1	0.00% 0	13
Rural Tennessee	0.00% 0	11.11% 2	22.22% 4	44.44% 8	16.67% 3	0.00% 0	5.56% 1	18

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## Q15. What is your Customary and Reasonable fee for a 1004D Appraisal Update?

Answered: 48 Skipped: 3,380

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Chattanooga, TN-GA MSA	66.67% 2	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3
Clarksville, TN-KY MSA	50.00% 2	50.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	4
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Johnson City, TN MSA	25.00% 2	12.50% 1	12.50% 1	12.50% 1	12.50% 1	12.50% 1	0.00% 0	0.00% 0	0.00% 0	12.50% 1	8
Kingsport-Bristol-Bristol, TN-VA MSA	20.00% 1	0.00% 0	20.00% 1	0.00% 0	20.00% 1	20.00% 1	0.00% 0	0.00% 0	0.00% 0	20.00% 1	5
Knoxville, TN MSA	50.00% 4	37.50% 3	0.00% 0	12.50% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8
Memphis, TN-MS-AR MSA	66.67% 2	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3
Morristown, TN MSA	0.00% 0	50.00% 1	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Nashville-Davidson-Murfreesboro-Franklin, TN MSA	57.89% 11	31.58% 6	5.26% 1	0.00% 0	0.00% 0	5.26% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	19
Rural Tennessee	44.44% 12	22.22% 6	11.11% 3	14.81% 4	0.00% 0	3.70% 1	0.00% 0	0.00% 0	0.00% 0	3.70% 1	27

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## Q16. What is your Customary and Reasonable fee for a 1004D Certification of Completion?

Answered: 54 Skipped: 3,374

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Chattanooga, TN-GA MSA	100.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3
Clarksville, TN-KY MSA	75.00% 3	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	4
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Johnson City, TN MSA	80.00% 8	0.00% 0	10.00% 1	0.00% 0	0.00% 0	0.00% 0	10.00% 1	0.00% 0	0.00% 0	0.00% 0	10
Kingsport-Bristol-Bristol, TN-VA MSA	75.00% 6	0.00% 0	12.50% 1	0.00% 0	0.00% 0	0.00% 0	12.50% 1	0.00% 0	0.00% 0	0.00% 0	8
Knoxville, TN MSA	100.00% 9	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	9
Memphis, TN-MS-AR MSA	66.67% 2	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3
Morristown, TN MSA	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Nashville-Davidson-Murfreesboro-Franklin, TN MSA	85.71% 18	9.52% 2	0.00% 0	4.76% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	21
Rural Tennessee	84.62% 22	3.85% 1	3.85% 1	3.85% 1	0.00% 0	0.00% 0	3.85% 1	0.00% 0	0.00% 0	0.00% 0	26

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## Q17. What is your Customary and Reasonable fee for a Catastrophic Disaster Area Inspection Report (CDAIR)?

Answered: 31 Skipped: 3,397

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Chattanooga, TN-GA MSA	66.67% 2	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	3
Clarksville, TN-KY MSA	100.00% 4	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	4
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
Johnson City, TN MSA	40.00% 2	20.00% 1	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	5
Kingsport-Bristol-Bristol, TN-VA MSA	33.33% 1	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	3
Knoxville, TN MSA	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Memphis, TN-MS-AR MSA	50.00% 1	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Morristown, TN MSA	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
Nashville-Davidson-Murfreesboro-Franklin, TN MSA	88.24% 15	5.88% 1	0.00% 0	0.00% 0	0.00% 0	5.88% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	17
Rural Tennessee	57.14% 8	21.43% 3	0.00% 0	0.00% 0	7.14% 1	0.00% 0	0.00% 0	14.29% 2	0.00% 0	0.00% 0	14

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Q18. If you've reviewed the new 1004 "Desktop" form introduced by Fannie Mae and Freddie Mac in 2020, what is a reasonable fee for this type of assignment?

Answered: 19 Skipped: 3,409

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
Johnson City, TN MSA	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	2
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Knoxville, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Memphis, TN-MS-AR MSA	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
Morristown, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Nashville-Davidson-Murfreesboro-Franklin, TN MSA	9.09% 1	27.27% 3	18.18% 2	27.27% 3	18.18% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	11
Rural Tennessee	10.00% 1	20.00% 2	20.00% 2	10.00% 1	40.00% 4	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	10

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## Q19. If you've reviewed the new 1004 "Hybrid" form introduced by Fannie Mae and Freddie Mac in 2020, what is a reasonable fee for this type of assignment?

Answered: 18 Skipped: 3,410

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Chattanooga, TN-GA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Clarksville, TN-KY MSA	0.00% 0	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
Cleveland, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Jackson, TN MSA	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
Johnson City, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Kingsport-Bristol-Bristol, TN-VA MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Knoxville, TN MSA	0.00% 0	0.00% 0	50.00% 1	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	2
Memphis, TN-MS-AR MSA	0.00% 0	0.00% 0	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1
Morristown, TN MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Nashville-Davidson– Murfreesboro–Franklin, TN MSA	0.00% 0	30.00% 3	30.00% 3	10.00% 1	20.00% 2	10.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	10
Rural Tennessee	0.00% 0	12.50% 1	37.50% 3	12.50% 1	25.00% 2	12.50% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8

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## Q20. What is the average number of appraisals you complete per month?

Answered: 55 Skipped: 3,373

ANSWER CHOICES	RESPONSES	
Less than 10	16.36%	9
11-15	25.45%	14
16-20	20.00%	11
21-25	12.73%	7
26-30	9.09%	5
31-35	7.27%	4
Over 35	9.09%	5
TOTAL		55

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## Q21. Do you have any trainee appraisers?

Answered: 55 Skipped: 3,373

ANSWER CHOICES	RESPONSES	
No	90.91%	50
Yes, just one	9.09%	5
Yes, more than one	0.00%	0
TOTAL		55

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## Q22. Do you have any administrative assistants?

Answered: 56 Skipped: 3,372

ANSWER CHOICES	RESPONSES	
No	76.79%	43
Yes, just one	17.86%	10
Yes, more than one	5.36%	3
TOTAL		56

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