

Logo of AMC

**(AMC) Appraisal Certification Form**

AMC certifies, to the best of its knowledge, the following is accurate regarding the completion of the attached appraisal for the property address of \_\_\_\_\_, AMC Order Number\_\_\_\_\_.

**Undue Influence Controls:**

The appraiser was selected by AMC using criteria based on the appraiser's qualifications, proximity to the subject property, and other factors determined by AMC to ensure compliance with the appraisal engagement. The lender has had no influence in the selection of the appraiser.

AMC prohibits direct communication between the appraiser and the lender and requires the appraiser to report any such communication to the AMC Appraiser Hotline. All communication between the lender and the appraiser are believed to have been conducted through the AMC, and AMC is not aware of any attempt by the lender to influence the value, opinion of market condition, or any other aspect of the appraisal.

Outside of a valid and complete executed purchase contract, no other information has been provided to the appraiser that might influence the value, opinion of market condition, or construction of the appraisal. Such prohibited data includes:

- The owners estimate of value
- A target value
- The purchase price (outside of a valid and complete executed purchase contract)
- The loan amount (outside of a valid and complete executed purchase contract)
- Comparable sales\*
- The loan to value ratio (LTV) (outside of a valid and complete executed purchase contract)

\*Comparable sales cannot be sent as part of the initial order. As part of value reconsideration process, or QA process, the AMC may provide reasonable comparables to the appraiser for further appraisal review to ensure that the best available comparables have been used.

With the exception of the bona fide quality assurance review, and requirement of minimum standards for factual information, the AMC has made no attempt to influence the development of construction of the appraisal. Neither the AMC, and to the best of its knowledge, nor the lender have conditioned payment for services, or promise of future engagements on the appraised value, opinion of market condition, or other opinions expressed in the appraisal.

**Appraiser Qualifications and Watch/Exclusionary List Process:**

The AMC certifies the following:

- The appraiser's license/certification status was verified via ASC.gov
- The appraiser does not appear on the Freddie Mac Exclusionary list.