

APPRAISAL TASK FORCE UPDATE

Use a Local Appraiser

Before confirming an appraiser's access to your listing, be sure they are local (if they're not, contact the lender.) Why?

1. Only local appraisers truly know our area. Will an appraiser from Charlotte know the difference between Sunnyside and Washington Park?
2. Local appraisers will have access to Triad MLS data.
3. Local appraisers will have keypad access.
4. You will likely have an easier time getting in touch with a local appraiser.

Triad Green Building Council

Four members of our Appraisal Task Force spoke at the Triad Green Building Council membership meeting on February 21st: Mike Leamon, Brian Davidson, Tim Cress and Sherrill Brinkley. It was an excellent time for the builders and brokers of the council to ask questions about the appraisal process. Communication and cooperation between all parties of the real estate transaction will be of incalculable value in this challenging market.

For more information about the TGBC, please visit <http://www.triadgreenbuilding.org/> The TGBC represents building industry professionals in Alamance, Guilford and Forsyth counties committed to the construction of sustainable, quality built homes.

Help your appraiser: be sure your MLS sheet is complete

Appraisers will have an easier time pulling the **best** comps if they have the **most** information.

1. Complete **all** fields. To an appraiser, there is no such thing as too much information.
2. Include the **entire** address, including street suffix.
3. Use the "remarks" section to note any unique and important features.
4. Add attachments like floor plans, spec sheets, and information about "green" features (just be sure they are free of all listing agent contact information.)

Be sure to sign up for the
Square Footage Training Courses
on March 18 & 24! See page 19 of
this newsletter for more information!