

2025 NAN Standard Fee Schedule

State	I CONV: 1004 1073, Land	II FHA/USDA: 1004, 1073	III CONV: 1004C Manu.	IV FHA/USDA: 1004C Manu.	V CONV: 1025 Multi	VI FHA/USDA: 1025 Multi
AK	Quote	Quote	Quote	Quote	Quote	Quote
AL	615	665	715	765	765	815
AR	650	700	750	800	800	850
AZ	600	650	700	750	750	800
CA* (South/North Counties)	575/625	625/675	675/725	725/775	725/775	725/775
CO	665	715	765	815	815	865
CT	580	630	680	730	730	780
DC	575	625	675	725	725	775
DE	595	645	695	745	745	795
FL	590	640	690	740	740	790
GA	590	640	690	740	740	790
HI	Quote	Quote	Quote	Quote	Quote	Quote
IA	625	675	725	775	775	825
ID	650	700	750	800	800	850
IL	555	605	655	705	705	755
IN	580	630	680	730	730	780
KS	625	675	725	775	775	825
KY	590	640	690	740	740	790
LA	595	645	695	745	745	795
MA	580	630	680	730	730	780
MD	580	630	680	730	730	780
ME	845	895	945	995	995	1045
MI	585	635	685	735	735	785
MN	610	660	710	760	760	810
MO	585	635	685	735	735	785
MS	625	675	725	775	775	825
MT	815	865	915	965	965	1015
NC	615	665	715	765	765	815
ND	895	945	995	1045	1045	1095
NE	650	700	750	800	800	850
NH	665	715	765	815	815	865
NJ	565	615	665	715	715	765
NM	760	810	860	910	910	960
NV	600	650	700	750	750	800
NY	595	645	695	745	745	795
OH	575	625	675	725	725	775
OK	685	735	785	835	835	885
OR	785	835	885	935	935	985
PA	585	635	685	735	735	785
RI	565	615	665	715	715	765
SC	605	655	705	755	755	805
SD	800	850	900	950	950	1000
TN	640	690	740	790	790	840
TX	660	710	760	810	810	860
UT	605	655	705	755	755	805
VA	595	645	695	745	745	795
VT	875	925	975	1025	1025	1075
WA	775	825	875	925	925	975
WI	610	660	710	760	760	810
WV	695	745	795	845	845	895
WY	775	825	875	925	925	975

Appraisal Modernization	
ACE+ PDR (Freddie Mac)	\$225
ACE+ PDR Completion Report	\$175
Value Acceptance + Property Data (Fannie)	\$225
Value Acceptance + Property Data Completion Report	\$175
Fannie/Freddie Desktop 1004/70D	= I
Fannie/Freddie Hybrid 1004H/70H	= I
Full Hybrid when PDR is provided	= I - \$100
New Construction & Renovation	
1004 - URAR w/ plans and specs	= I
Draw Inspections	\$175
203(k)/Homestyle - 1004 & 1073	= II + \$75
203(k)/Homestyle - 1025	= VI + 75
Review Products	
2006 Standard Desk Review	\$250
2006 Enhanced Desk Review	\$350
2000 Field Review	= I
2000A Multi Family Field Review	V
Completion Reports	
1004D Completion Report / Final	\$210
1004D Appraisal Update ONLY	\$225
1004D Completion + Update	\$260
1004D Update w/Interior Inspection	\$250
92051 Compliance Inspection Report and FHA/USDA 1004D	\$215
Disaster Area Inspection Report	\$235
Conversions	
Conversion: Conv-->FHA	\$250
Conversion: Conv-->FHA (new eff. date)	Quote
Conversion: FHA-->CONV	\$185
Supporting Forms & Valuation Options	
216 Operating Income Statement	\$150
1007 Comparable Rent Schedule	\$150
Short-term Rental Analysis with Full Appraisal	\$200
Short-term Rental Analysis (Standalone)	\$250
216 & 1007 Combined	\$285
2070 Condition & Marketability	
2075 Property Inspection Report	\$250
2055 Ext. Only SFR	= I - \$100
2065 Ext. Only - No Adjustment	= I - \$100
1075 Ext. Only Condo	= I - \$100
2090 Individual Co-op	= I
REO Addendum	\$100
Situational Fees	
Cancellation Fee - Pre-Inspect	\$0
Cancellation Fee - Post-Inspect (Cancellation 24 hrs after inspection, post inspection fee subject to change)	50%
Cancellation after Completion	Full Fee
Rush	\$150
Complex: Waterfront, Log Cabin, etc	\$175
Jumbo Loan - Conv Fee	+150

*Interior/Exterior can be ordered with sketch for an additional \$25

NAN Standard Fee Schedule - Effective 2/1/2025

*CA Counties - See page 2 for details



California Addendum

2025 NAN Standard Fee Schedule -CA

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CA (Southern Counties)	575	625	675	725	725	725
Imperial, Kern, Los Angeles, Orange, Riverside, San Bernardino, San Diego, San Luis Obispo, Santa Barbara, Ventura	575	625	675	725	725	725
CA (Northern Counties)	625	675	725	775	775	775
Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Inyo, Kings, Lake, Lassen, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Placer, Plumas, Sacramento, San Benito, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Yolo, Yuba	625	675	725	775	775	775

NAN Standard Fee Schedule CA Addendum -Effective 2/1/2025

Automated Valuation Model (AVM)			
Product	Fee	Est Turn Time	Description
AVM	20	Immediate	Statistically based computer programs that use real estate information such as comparable sales, property characteristics, and price trends to provide a current estimate of market value for a specific property.
Broker Price Opinion (BPO)			
Product	Fee	Est Turn Time	Description
BPO Exterior-Only	125	5 days	A BPO is typically completed by a real estate broker or agent and is not required to conform to USPAP or state appraisal law. The broker or agent combines their inspection observations with data, usually MLS or public records, and reports their analysis by way of the BPO form.
BPO Interior & Exterior	175	5 days*	
RUSH BPO Exterior-Only	150	3 days	
RUSH BPO Interior & Exterior	200	3 days*	
As-As / As-Repaired BPO Exterior-Only	150	5 days	
As-As / As-Repaired BPO Interior & Exterior	200	5 days*	
*Turn times for products that require interior inspections are dependent upon access to the property			
Value + Inspection Report (HELOCs)			
Product	Fee	Est Turn Time	Description
Exterior-Only	100	4 days	Onsite property inspection paired with a robust AVM. IAG Compliant, condition-informed, context-rich property valuation report backed by industry leading technology.
Interior & Exterior	160	7 days*	
*Turn times for products that require interior inspections are dependent upon access to the property			
Property Condition Report (PCR)			
Product	Fee	Est Turn Time	Description
Exterior-Only	50	4 days	Designed to assess the physical condition of a property by conducting a limited walk-through survey. An inspector is sent to the property to assess the condition and quality of the home and take photos. There is no value reconciliation completed. This is not an appraisal and this is also not a part of the Fannie/Freddie products.
Interior & Exterior	85	7 days*	
*Turn times for products that require interior inspections are dependent upon access to the property			
Disaster Inspections (CDAIR) Non-Appraiser			
Product	Fee	Est Turn Time	Description
Exterior-Only	125	2-3 days (depending on access to area)	Property information and photos on the affected property and surrounding area to properly assess the damage. Completed by a non-appraiser.
*Turn times for products that require interior inspections are dependent upon access to the property			

Commercial Property Appraisal			
Product	Fee	Est Turn Time	Description
Commercial Property Appraisal	Quote	Quote	Full commercial appraisal or restricted use appraisal report (lender's choice)
Commercial Sales Comp. Eval (CSCE)			
Product	Fee	Est Turn Time	Description
Commercial Sales Comp. Eval (CSCE) Standard Drive-by	425	5 Days	A CSCE utilizes a market approach to value based on 3 sales and 3 listings of properties with similar functional utility as the subject- very similar to a traditional residential BPO. They are easier and typically faster to complete as there is much less data analysis involved.
Commercial Sales Comp. Eval (CSCE) Rush Drive-by	475	3 Days	
Commercial Sales Comp. Eval (CSCE) Interior/Exterior	485	5 Days*	
Commercial Sales Comp. Eval (CSCE) Rush Interior/Exterior	535	3 Days*	
Commercial BPO (CBPO)			
Solution	Fee	Est Turn Time	Description
Commercial BPO (CPBO) Standard Drive-by	475	5 Days	A CBPO requires 2 approaches to value: a market approach and an income approach which calculates income projections based on comparable market income data, expenses and a cap rate.
Commercial BPO (CPBO) Rush Drive-by	525	3 Days	
Commercial BPO (CPBO) Standard Interior/Exterior	535	5 Days*	
Commercial BPO (CPBO) Rush Interior/Exterior	585	3 Days*	
Commercial PCR			
Commercial PCR Exterior	115	5 Days*	A Commercial PCR is designed to assess the physical condition of a commercial property (mixed use, 5+ units) by conducting a limited walk- through survey. An inspector is sent to the property to assess the condition and quality of the home and take photos. There is no value reconciliation completed. This is not an appraisal.
Commercial PCR - Interior/Exterior	145	7 Days	
If requesting a FULL COMMERCIAL APPRAISAL, order now or click here for a quote.			

*TURN TIMES FOR PRODUCTS THAT REQUIRE INTERIOR INSPECTIONS ARE DEPENDENT UPON ACCESS TO THE PROPERTY.