

FEE ANALYTICS

A monthly appraisal fee data subscription
for compliance and efficiency

Photo: NASA

The stellar Lagoon Nebula or emission nebula Messier 8. A giant interstellar cloud in the constellation Sagittarius.

Valuation vendor management and quality control
www.MercuryVMP.com or call 1-800-434-7260

Mercury Network

Mercury Fee Analytics

Lender and AMC-paid appraisal fees by subscription

Monitoring appraisal fees for compliance is more important than ever. "Customary and Reasonable Fees" are a critical component to your compliance with Dodd-Frank and state regulations, plus TRID. To help you form a successful strategy around appraisal fees, Mercury Network publishes a monthly set of analytics from real transactions that includes median and average appraisal fees for every county in the U.S., as well as fees at the state and MSA level.

BENEFITS FOR YOU

Clear appraisal fee guidance No more guessing. Mercury's fee analytics include details on every transaction, including the zip code and appraised value.

Easier path to compliance Set your fees based on what is customary in a market.

Stay on top of market shifts If appraisal fees are going up or down in a specific area, you'll know immediately since the data is published monthly.

Huge savings The fee data can be segmented by property value so you can see pricing for simple versus complex assignments.

ANY WAY YOU WANT IT

Flexible The data is delivered once a month as an Excel file to up to five email addresses, and you decide if you want lender fees, AMC fees or both. Choose to include all properties or only those within a certain value range, the national data or the state level data, FHA fees and more.

Delivering the details Dive as deep as you want into the property details of every observed transaction like Gross Living Area, Subject county, city and zip, number of appraisers covering each county, room counts and appraised value.

Get all the data in Excel format, and dive into the details on each transaction.

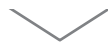
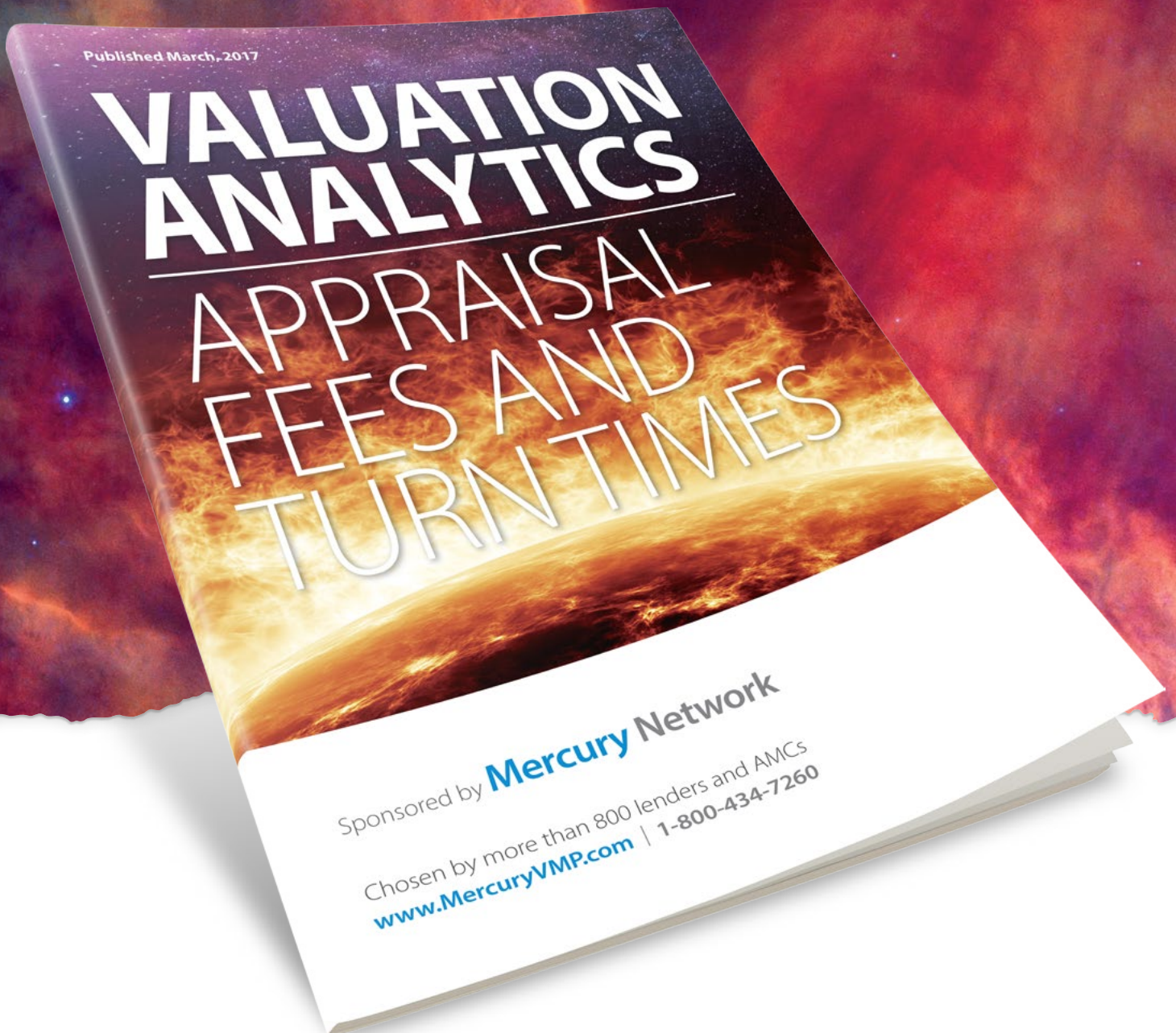
State - County	Published Rel Std Dev	Published Expected	Published Expected Low	Published Expected High	Floor	Ceiling	Low Ask	Low Price	Price-Highest Mode	High Ask	High Price	Asking Median	Asking Avg	Asking Std Dev	Asking Rel Std Dev	Observed Median
AL - Russell	0.0403	391.08	423.92	375	450	300	375	400	500	450	375	375.09	41.64	0.111		400
AL - Saint Clair	0.0765	364.19	424.6	350	450	250	350	375	500	450	357.5	369.46	44.21	0.196		375
AL - Shelby	0.0675	392.59	449.46	350	500	250	350	400	500	500	375	373.74	46.35	0.124		415
AL - Sumter	0.1328	337.2	440.49	275	500	275	350	400	500	500	400	388.85	51.65	0.1328		
AL - Talladega	0.0792	366.16	429.17	350	450	250	350	400	500	450	370	371.74	43.08	0.158		400
AL - Tallapoosa	0.0987	394.84	481.4	350	514	295	350	450	514	650	400	383.89	47.97	0.1249		432
AL - Tuscaloosa	0.0878	388.65	463.5	375	500	275	375	450	525	500	350	369.99	47.48	0.1283		437.5
AL - Walker	0.1179	337.68	428	400	450	300	400	400	500	450	375	382.84	45.16	0.1179		400
AL - Washington	0.1589	315.59	434.91	350	375	250	350	375	500	375	350	375.25	59.66	0.1589		375
AL - Wilcox	0.1203	353.76	450.53	350	500	350	350	400	500	375	400	402.14	48.39	0.1203		400

Order Date	Product	Property Value	State - County	FIPS	Observed Appraisal Fee	LENDER ID	CBSA	Zip	GLA	TotalRooms	Condition
1/2/15	Uniform Residential Appraisal (FNMA 1004)	190000	IN - Wabash	18169	350	7275494	NULL	46982	2,176	5	C4
1/2/15	Uniform Residential Appraisal (FNMA 1004)	225000	MI - Grand Traverse	26055	395	2346316	NULL	49596	1644	6	C4
1/2/15	Uniform Residential Appraisal (FNMA 1004)	305000	TX - Brazoria	48039	400	5992806	26420	77584	2,525	9	C1
1/2/15	Uniform Residential Appraisal (FNMA 1004)	130000	GA - Bibb	13021	375	2980238	31420	31210-2238	1,754	6	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	700000	GA - DeKalb	13089	400	2665102	12060	30341	3,721	10	C2
1/2/15	Uniform Residential Appraisal (FNMA 1004)	252000	VA - Gloucester	51073	445	4351182	47260	23061	2,292	7	C1
1/2/15	Uniform Residential Appraisal (FNMA 1004)	140000	TX - Harrison	48203	450	2434625	NULL	75672	2058	7	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	110000	TN - Montgomery	47125	400	6918910	17300	37040	1,179	5	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	338000	TX - Johnson	48251	400	3298624	23104	76028	2,869	8	C1
1/2/15	Uniform Residential Appraisal (FNMA 1004)	425000	FL - Lee	12071	365	4615900	35980	33901	2,672	9	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	310000	NC - Rowan	37159	400	6211952	NULL	28125	2,992	8	C1
1/2/15	Uniform Residential Appraisal (FNMA 1004)	220000	FL - Indian River	12061	400	2948178	42680	32962	2,317	8	C4
1/2/15	Uniform Residential Appraisal (FNMA 1004)	202000	OH - Knox	39083	375	3284620	NULL	43014	2,495	7	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	155000	OH - Lorain	39093	340	2217301	17460	44039	1,899	7	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	484000	VA - Fairfax	51059	450	9344363	47894	20120-1401	2,246	10	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	162000	SC - Richland	45079	390	6166150	17900	29209	1,696	6	C1
1/2/15	Uniform Residential Appraisal (FNMA 1004)	186000	OH - Stark	39151	375	9416559	15940	44709-1357	2,152	9	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	285000	TX - Victoria	48469	400	2993694	47020	77904	2,357	8	C2
1/2/15	Uniform Residential Appraisal (FNMA 1004)	253000	GA - Bulloch	13031	339	6166150	NULL	30461-4924	2,398	8	C1
1/2/15	Uniform Residential Appraisal (FNMA 1004)	183000	VA - Frederick	51069	400	4500222	49020	22601	950	5	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	88000	IA - Clay	19041	400	7322190	NULL	51364	1,152	5	C4
1/2/15	Uniform Residential Appraisal (FNMA 1004)	140000	TX - Brazoria	48039	350	2751304	26420	77584	1937	6	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	590000	NY - Saratoga	36091	350	5845844	10580	12866	3336	10	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	98000	TN - Rutherford	47149	350	6166150	34980	37167	956	4	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	230000	TN - Sevier	47155	400	6918910	NULL	37862	1,332	5	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	220000	VA - Chesterfield	51041	415	8973900	40060	23114	1,713	7	C2
1/2/15	Uniform Residential Appraisal (FNMA 1004)	242000	OH - Portage	39133	360	3563243	10420	44260	2,270	7	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	338000	OH - Miami	39109	300	3284620	19380	45373	4450	13	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	590000	CO - Douglas	8035	400	8262211	19740	80135	1,623	6	C4
1/2/15	Uniform Residential Appraisal (FNMA 1004)	200000	TX - Harris	48201	450	6379129	26420	77063	1,415	6	C3
1/2/15	Uniform Residential Appraisal (FNMA 1004)	242500	IN - Adams	18001	350	5897351	NULL	46723	1,560	6	C3

FREE DOWNLOAD

Download trends and insights for 2016 appraisal fee data including fee ranges by state and average turn times.

www.MercuryVMP.com/Resources



Get started today

Easy solution for compliance and business insights

COMPLIANCE

Fee Analytics gives you the information you need to form compliant policies around appraisal fees.

Dodd-Frank and state boards

"Customary and Reasonable Fees" are required by Dodd-Frank. With a subscription to Fee Analytics, you will have the insights to get faster, higher quality appraisals and enhance your compliance with a data-driven perspective.

Dodd-Frank section 1472 amended the Truth in Lending Act to provide at 15 U.S. Code sec. 1639e(i)(1): Lenders and their agents shall compensate fee appraisers at a rate that is customary and reasonable for appraisal services performed in the market area of the property being appraised. Evidence for such fees may be established by objective third-party information, such as government agency fee schedules, academic studies, and independent private sector surveys. Fee studies shall exclude assignments ordered by known appraisal management companies.

For compliance perspectives on Customary and Reasonable, visit www.MercuryVMP.com/resources.

The loan estimate: disclosing appraisal fees

On the Loan Estimate, we're required to disclose the appraisal fee, but what if you're quoting higher than everyone else? Without data-backed policies, your institution could lose a competitive edge or face unnecessary overage costs that drive down your profits. With Fee Analytics, you have detailed and actual fees to inform your policies so you get the best of both worlds - compliance and cost savings.

For compliance information on TRID, visit www.MercuryVMP.com/trid.

PROVEN

Fee Analytics was named a Top Innovation by PROGRESS in Lending Association. This honor is the Good Housekeeping Seal of Approval, the Gold Seal when it comes to recognizing true industry innovation. Progress In Lending looked for the innovation's overall industry significance, the originality of the innovation, the positive change the innovation made possible, the intangible efficiencies gained as a result of the innovation, and the hard cost and time savings that the innovation enables industry participants to achieve.

PROGRESS
IN LENDING ASSOCIATION



GETTING STARTED

Subscriptions now available:

Receive monthly fee data for all 50 states or individual states, automatically to up to five email addresses.

Choose your details:

- AMC fees
- Lender fees
- 1004 w/o FHA orders
- 1004 w/ FHA orders
- Property values under 500k
- Property values between 500k and 1 million
- Property values over 1 million

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