



“FHA Appraisal 2018”

7 hour Continuing Education course! BREA # 18CP226103015

February 27, 2019 8:30 A.M. - 4:30 P.M.

Course to 2018 FHA criteria. Process and responsibilities to be complied with.

Open discussion of attendee’s questions and concerns.

203 Golden Hill Ct • Roseville • CA 95661

Contact Barry R. Cleverdon 916-783-9797, e-mail barry1947@calweb.com or FAX 916-783-9818
AQB Certified USPAP instructor - 44788. Certified Residential Real Estate Appraiser AR001585
(On the web at: www.appraisertraining.com - check for more details)

- Covers some of the common errors and issues with reports. Language, criteria and issues. FHA 4000.1 Procedures and Residential Single Family Appraisal Report & Data Delivery Guide covered. **Instructor has done FHA work since 1986. HUD is enforcing requirements and reviewing basically all appraisals. Many letters to appraisers to take corrective education courses. Many mistakes are procedural & some are general.**
- Many mistakes are related to “observation” of the subject & the functioning of systems.**
- The 4000.1 and Data Delivery Guides pages are included totaling about 150 pages.**
- Discussion of and attic inspection requirements & what HUD accepts. What HUD allows on this and does not allow. Open discussion of questions & answers requested by attendees. Confirmations of requirements as to process & concepts of Observe, Analyze, and Report are covered.** Many mistakes are caused by appraiser not understanding what HUD requires. Bedrooms, paint, bare wood, etc. Utilities on or not? Photographs and sketches.
- Steps of the appraiser's observation of the property.** Responsibilities as to viewing of attic and crawl space (if any) and what to look for. Appraiser needs a ladder to see attic space. Considerations of what is a “required repair” versus an “as is” condition. Many misconceptions on inspection.
- Appraisers are caused to make judgement decisions related to properties and errors occur.
- Property location and property analysis. Discussion of health and safety issues versus cosmetic repairs. Repairs versus cosmetic conditions. “As is” or “subject to” requirements appraiser must consider. Required repairs or cosmetic non required repairs. Sometimes it’s a toss-up.
- Post appraisal completion requests by lenders to make changes is discussed.

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* If paid by Check: Make Check Payable to & please enclose check with mailed registration form to:
Barry R. Cleverdon - 203 Golden Hill Court, Roseville, CA 95661 - FAX 916-783-9818
(Confirmation of receipt of check, credit card order & registration will be provided)

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or call 916-783-9797 for more information 1/10/2019

Refunds for enrollment are available up to 5 days prior to date of class scheduled. \$25 cancellation fee if enrollment is not canceled prior 5 days prior to date of class.