

Appraisal Appointment

Best Practices to Prepare YOUR HOME for an Appraisal Appointment.

In the days leading up to your scheduled appraisal inspection, you may ask yourself “What can I do to ensure my home is well prepared for the appraiser?”

It is important to recognize that when the appraiser arrives at your home, he or she is at the beginning of the appraisal process. Following the inspection, the appraiser will thoroughly research market activity and determine how your home relates to the data collected. The appraiser will not actually determine the subject property’s value until the end of the process.

You do not need to accompany the appraiser during the property inspection; however, it would be valuable if you are available when they need any information about your home.

In addition, you should keep the following items in mind:

Housekeeping	Appraisers will look past most clutter, as they are evaluating the physical characteristics of the home. The laundry doesn’t need to be done; however tidying up on the day of the appointment will go a long way toward making a good impression. Remember, the appraiser will be taking interior and exterior photos to include in their appraisal report.
Maintenance	It is recommended that your repair minor things like leaky faucets, missing door handles and trim, broken windows, etc. Additionally, the exterior of the home and surrounding property should be well maintained.
Accessibility	You should make sure that all areas of the interior and exterior of the home are accessible, especially areas leading to an attic or a crawl space.

One last item to keep in mind: In order to maintain independence, appraisers are prohibited from discussing value issues or other details of the appraisal report with you. If during or after the appointment a homeowner has questions about the value or would like specific information about the appraisal report itself, that information must be obtained through your Mortgage Broker and not directly through the Appraisal Firm.

1.855.272.0050



Haventreebank.com

PO Box 1160 Station TD, Toronto, ON M5K 1P2

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