



APPRAISAL REQUIREMENTS

- Report must be completed in “MCF Investment Services Inc. and MCF Mortgage Investment Corp.” name and signed by a CRA or AACI designated appraiser. If both names won’t fit then we will accept “MCF Group of Companies”
- Entire property must be inspected and photographs of every room must be provided.
- If property exceeds 5 acres please provide a value of the house and five acres as well as a value of the property as a whole including all acreage but excluding any outbuildings. Please also exclude value of any crops, livestock, etc.,
- Comparable sales must include three sales within six months and photographs (three months preferable), if three within six months are not available provide four and explain.
- Include days on the market for all comparables.
- Cost approach required with land value.
- Location map with subject and comparables mapped.
- A list of all deferred maintenance, items, or projects not completed along with photographs of all deferred maintenance, items or projects.
- Report must clearly state all assumptions.
- Always include and clearly state the “as is” value.
- If also stating the “as if complete” value, provide your opinion of the dollar amount required to complete.
- Exposure time not to exceed 90 days.
- Condo fee must be included when applicable.