

Date:

E-AMC File #

Loan #

# Certificate of: Appraiser Independence

**e-AMC, LLC - Appraisal Management Company**

**- PROPERTY ADDRESS -**

**This certificate of compliancy certifies that both our clients and our appraiser designates have agreed to adhere to our non-influence policies and procedures. e-AMC, LLC certifies that the report attached hereto regarding the above referenced property is in compliance with FNMA Appraiser Independence Requirements based on the following representations and warranties:**

**e-AMC represents and warrants that it has complied with the following  
Appraiser Independence Safeguards:**

- A. The “appraiser” was, at a minimum, licensed or certified by the State in which the property to be appraised is located.
- B. No employee, director, officer, or agent of the Seller, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Seller, has influenced or attempted to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner including but not limited to
- (1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
  - (2) Withholding or threatening to withhold future business for an appraiser, or demoting or terminating or threatening to demote or terminate an appraiser;
  - (3) Expressly or impliedly promising future business, promotions, or increased compensation for an appraiser;
  - (4) Conditioning the ordering of an appraisal report or the payment of an appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from an appraiser;
  - (5) Requesting that an appraiser provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that an appraiser provide estimated values or comparable sales any time prior to the appraiser’s completion of an appraisal report;
  - (6) Providing to an appraiser an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract for purchase transactions may be provided;
  - (7) Providing to an appraiser, appraisal company, appraisal management company, or any entity or person related to the appraiser, appraisal company, or appraisal management company, stock or other financial or non-financial benefits;
  - (8) Removing an appraiser from a list of qualified appraisers, or adding an appraiser to an exclusionary list of disapproved appraisers, in connection with the influencing or attempting to influence an appraisal as described in Paragraph B above (this prohibition does not preclude the management of appraiser lists for bona fide administrative or quality-control reasons based on written policy); and
  - (9) Any other act or practice that impairs or attempts to impair an appraiser’s independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the

*Chris Davis*

**Chris Davis - Vice President**

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