T. J. Financial, Inc.

201 E. Live Oak Ave.,
Arcadia CA 91006
Tel (626) 599-9700
Fax (626) 599-9704

T. J. FINANCIAL APPRAISAL ORDER FEE AND PROCEDURE FOR UAD 3.6

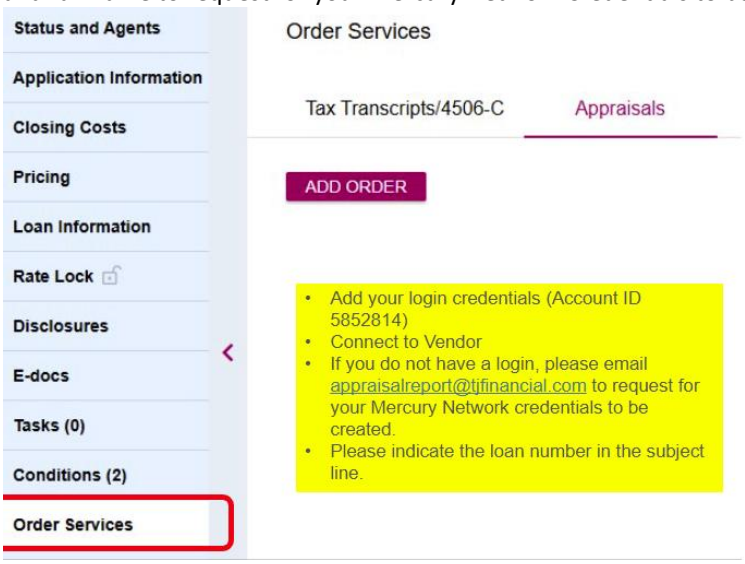
FEE SCHEDULE (Fee may vary outside the metropolitan area)

Type of Report	Up to 1 million	Over 1 million
Traditional Appraisal Report Southern Cal. Area (1 unit)	$450	$550+
Traditional Appraisal Report Southern Cal. Investment (1 unit)	$600	$700+
Traditional Appraisal Report Northern Cal. Area (1 unit)	$650	$750+
Traditional Appraisal Report Northern Cal. Investment (1 unit)	$800	$900+
Restricted Appraisal Report Update	$150	$150
Completion Report	$150	$150
Traditional Appraisal Report Southern Cal. Area (2–4-unit)	$650	$750+
Traditional Appraisal Report Northern Cal. Area (2–4-unit)	$750	$850+
Traditional Appraisal Report from AMC (1 unit) – outside metropolitan area	$475+	$600+
Traditional Appraisal Report from AMC Investment (1 unit)	$645+	$775+
Restricted Appraisal Report Update from AMC	$170+	$170+
Completion Report from AMC	$170+	$170+
Traditional Appraisal Report (2-4 unit) from AMC	$600+	$700+

How to Order Appraisal:

In loan pipeline click Order Services -> Appraisals -> Add Order -> Enter your login credentials **(Account ID 5852814)** -> Connect to Vendor

If you do not have a login, please contact appraisalreport@tjfinancial.com with your loan number, company name, and full name to request for your Mercury Network Credentials to be set up.



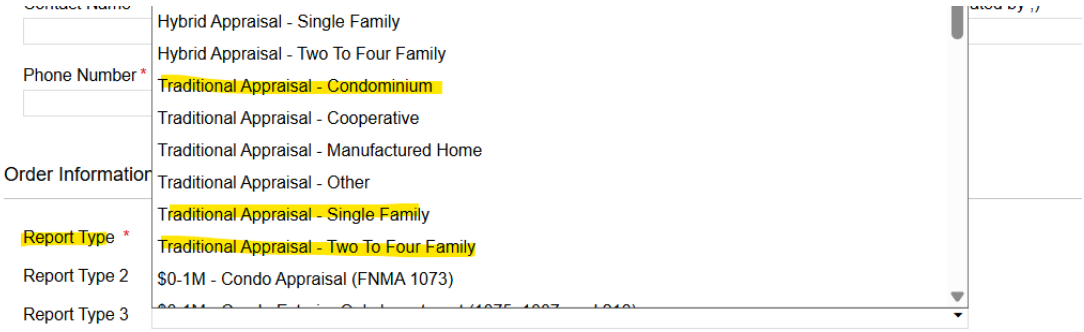
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Appraisal Report Types:

When selecting the report type, please select **only** from the following:

Traditional Appraisal – **Single Family**	SFR, PUD
Traditional Appraisal – **Condominium**	Condominium Unit
Traditional Appraisal – **Two to Four Family**	2- to 4-unit property
Restricted Appraisal Report Update	Required when appraisal is more than four months old
Competition Report	Report confirming that the requirements and conditions in an appraisal report have been met (such as competition of construction or repairs)



Payment Methods:
Credit Card: Please enter a valid credit card at the time of ordering (**No AMEX or Discover accepted)**
Check: Mail to T. J. Financial, Inc. 201 E Live Oak, Ave, Arcadia CA 91006 **(Note loan # on check)**

Proceeding with Appraisal Before Loan Has Been Approved

Appraiser will be assigned after the loan status is in approved status.
If you want to proceed with appraisal order before the loan is approved, please email appraisalreport@tjfinancial.com with your loan number stating that you want to proceed with the appraisal and will pay for the appraisal report even if is not approved.

Viewing Appraisal Report

You will receive an email from Mercury once the report is complete. You can view appraisal report and invoice in the broker portal under eDocs > Document List.

Please note that the login information we created does not grant access to the Mercury website. It only allows for you to place appraisal order through the Mercury integration through the broker portal.