



LINCOLN APPRAISAL & SETTLEMENT SERVICES POLICY ON APPRAISER INDEPENDENCE

Lincoln Appraisal & Settlement Services is pleased to inform our clients and independent contractors that it has adopted an updated internal policy to reinforce our long-standing position on the issue of appraiser/appraisal independence.

Lincoln Appraisal & Settlement Services, LLC is committed to providing a process that will allow its appraisers to provide their independent judgment of the value of the property they are asked to appraise. Lincoln Appraisal requires that the Uniform Standards of Appraisal Practice (USPAP) is adhered to by all of our independent contractors. Lincoln Appraisal also requires that all appropriate FNMA, FHLMC, federal and state guidelines are followed when completing an appraisal assignment. Following these guidelines, the appraiser will be able to provide a quality appraisal report without any outside influence in regards to value.

This policy is guided by USPAP, FIRREA and any and all applicable federal and state laws and regulations. We are also governed by the Gramm-Leach-Bliley Act of 1999.

As an appraisal management company, we are aware of our responsibilities to our clients and to our independent contractors. All of us at Lincoln strongly believe in superior customer service and providing the highest quality appraisal products. Our employees are kept up-to-date with the latest appraisal laws and regulations (including appraisal independence) and work appropriately with all mortgage brokers, mortgage lenders, real estate agents, borrower, appraisers and other parties engaged in the loan origination process.

If at any time a concern should arise about appraisal independence, the party/parties will be directed to the Chief Appraiser for resolution.

Please feel free to contact George K. Demopoulos, Chief Appraiser, by email info@lincolnappraisal.com or telephone 877-696-5462, ext. 150.