

**ASK ABOUT OUR \$50.00  
DESK TOP APPRAISALS**



# **METROPLEX**

**APPRAISAL NETWORK**



**REAL ESTATE APPRAISERS**

***... EXPRESS SERVICE***

**[www.MetroplexAppraisalNetwork.com](http://www.MetroplexAppraisalNetwork.com)**

**FHA APPROVED**

**(972) 248-7031 Dallas**

**(817) 267-8236 Metro (214) 447-9121 E-Fax**

## YOU ARE CORDIALLY INVITED...

- \* Experience the finest real estate appraisal service available!
- \* A select group of VIP clients will be pampered by our friendly staff.
- \* Pay us with your corporate airline miles credit card and earn free trips!
  - \* Senior appraisers with 25 years experience available anytime!
- \* Order appraisals on our website with immediate confirmation emails.
- \* No billing or accounting hassles! We collect appraisal fees up front.
- \* Certified, Licensed and Insured - 100% of our time is spent appraising.
  - \* Mobile offices - fourteen county service area in North Central Texas.
- \* Prelisting and Prepurchase appraisals for Realtors and Homeowners  
Enhanced Desk Top with photos and floor plan \$100.00 extra.
  - \* Complementary phone consultation with a Senior Appraiser.  
Your first Desk Top Appraisal is FREE - Call Now!
- \* FHA Approved & Reverse Mortgage Appraisals.
- \* Same day response on underwriter follow-up requests - our speed, experience and sterling reputation give you a strong competitive advantage!
- \* Complex appraisals handled properly. Order today - receive your first appraisal report in two days! A "bulletproof" appraisal is the key to your profitability.
- \* Every dollar of provable market value - credible & defensible reports help you close more loans in less time with fewer appraisal issues ...Time is Money!
- \* Larger network team - 72 hour personalized service - very competitive fees!
- \* The value of our service will exceed your expectations! Our Vice President for Client Services will visit on a regular basis to make sure you are happy!



# Metroplex Appraisal Network

**“express service...because time is money...”**

BEDFORD OFFICE: 1912 Central Drive, Suite L, Bedford TX 76021

Metro Phone 817-267-8236 Dallas Phone: 972-248-7031

**We coordinate the best appraisers  
in the metroplex so our clients receive  
express service on all appraisals**

## **Dear Prospective Client:**

Thank you for selecting Metroplex Appraisal Network! We look forward to serving you!  
We coordinate several appraisers so our clients enjoy much faster turnaround on all appraisals.

**We want to make your job easier!** We pamper you with personal service, unexpected attention to detail, internet delivery of completed reports and immediate follow-up on underwriter requests.

**Plus - we don't burden your accounting department with an invoice!** Fees are collected in advance so our appraisers can spend 100% of their time appraising! Most major credit cards are accepted. Also, if you want to include our fee in the loan closing, we will reimburse the lender or borrower for the payment made in advance - after a title company check is received. Please note that appraisers cannot accept assignments where compensation is made contingent upon such a closing.

**Check out our full range of services!** Our internet site is [www.MetroplexAppraisalNetwork.com](http://www.MetroplexAppraisalNetwork.com). Attached is our “preferred” client fee list, an explanation of our three step process and an appraisal order form if you prefer to fax your requests. Resumes, state certificates, sample reports, references and E&O documents are available upon request.

**90 percent of our clients tell us that turnaround time is their main concern!** We immediately research each assignment and schedule an appointment to visit the home at the borrower's first opportunity - often within 12 hours! The day we visit the home is our first working day. Our senior appraisers have over 25 years experience appraising and are FHA approved.

The last time you changed appraisers, you wanted improved service, a competitive time advantage and accurate values on each appraisal. Can you deny yourself these same benefits now?

Make this change for the better - and you'll look good!!!

Warmest regards,

A handwritten signature in blue ink, appearing to read "Lyle Gallagher", written over a horizontal line.

Lyle Gallagher

**24 Hour e-Fax (214) 447-9121 [www.MetroplexAppraisalNetwork.com](http://www.MetroplexAppraisalNetwork.com)**

# **Metroplex Appraisal Network**

## **Payment Options**

Federal regulations prohibit appraisers from accepting any appraisal assignment where employment or compensation is made contingent upon reaching a pre-determined value, the closing of a mortgage loan or any other contingency. Since we can no longer prepare an appraisal report that only gets paid at a title company closing, our payment options are as follows:

**1. We collect our appraisal fees “up front” from the borrower, broker or mortgage company. This enables us to spend 100% of our time appraising so we can maintain three day service on almost every appraisal assignment. We accept personal checks, company checks, credit card convenience checks or money orders.**

Please note, if your firm collects the borrower’s payment for the appraisal at time of loan application, please insert Metroplex Appraisal Network as the payee. We will pickup such payments from your office on our way to the property.

**2. We also accept Visa, Mastercard, Amex and Discover. Debit cards are also acceptable.**

Please note, for all prepaid appraisals, if you want an invoice that can be rolled into the loan, we will be happy to help.

If the loan closes and if a title company check is received by our office, we will reimburse whoever paid us up front. We will be happy to refund the credit card account, issue our company check or make the title company check payable to the borrower.

Should you have any questions regarding this information. Please call myself or Amy Vaughan at the following numbers.

Amy Vaughan 214-632-7792 or Lyle Gallagher 817-267-8236 or 817-919-4222 .

Sincerely,



Lyle Gallagher



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## **OUR THREE STEP APPROACH**

Whenever we receive a request for an appraisal through our website, you will receive an immediate email confirming that we have received the order. Please look for such a confirmation when you request an appraisal because if you don't receive one within a few minutes, it means that we did not receive your request for some reason. Please call us if this happens.

After confirming the order, each client request goes to our research department. Preliminary research will be performed to identify subject property attributes and to extract MLS sales from the immediate subject market area for the appraiser to consider. This preliminary research is our **FIRST STEP** and if there are any significant issues, we will notify you immediately by email with our Preliminary Research Advisory.

**PLEASE REMEMBER THAT OUR INITIAL RESEARCH IS BASED ON WHAT TAX OFFICE RECORDS INDICATE THE PROPERTY PROVIDES. HOWEVER, THESE TAX OFFICE RECORDS ARE WRONG MORE HALF THE TIME.**

As such, we will promptly inspect the property to confirm what it provides in the way of living area, site size, physical condition and features. This property inspection is our **SECOND STEP** in the process. You may want to stop working on your loan file until we complete our inspection!

If we still have an issue after we have completed our property inspection and final research, we will email you a Property Inspection Advisory. This letter will give you the option to have us stop at the “half way” point or to complete the appraisal report.

If you direct us to stop “half way,” we will provide a fifty percent refund and a Desk Top Appraisal with range of value. This option also applies if we discover a problem at the property which was not apparent during preliminary research. Whenever you direct us to complete an appraisal report, our **THIRD STEP** is to complete an appraisal and email it to you. Our final opinion of value will be noted on this report and will reflect what the subject property actually provides based on the best comparable sales available from publicly verifiable sources.

Warmest regards,

A handwritten signature in blue ink, appearing to read "Lyle Gallagher", is written over a horizontal line.

Lyle Gallagher

**24 Hour e-Fax (214) 447-9121 [www.MetroplexAppraisalNetwork.com](http://www.MetroplexAppraisalNetwork.com)**



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1912 Central Drive, Suite L - Bedford, TX 76021  
 Local Voice 972.248.7031  
 Metro Voice 817.267.8236  
 E - Fax 214.447.9121

APPRAISAL FEES	
APPRAISAL TYPE	FEE
Single Family URAR Conventional	\$400.00
Marshall & Swift cost analysis (required for some FHA homes*)	\$100.00
Condominium FNMA 1073	\$350.00
FHA Appraisal - homes 1 year old or less also need \$100 cost analysis	\$400.00
Complex, distant or large properties	\$500.00 (minimum) *
Two to four Family FNMA 1025	\$550.00 (includes FNMA 216)
Rent Schedule FNMA 1007	\$100.00
Operating Income Statement FNMA 216	\$100.00
Final Inspection Form 1004D	\$100.00
FNMA 2055 and FNMA 1075	\$300.00
FNMA 2075 condition & marketability	\$150.00
Freddie Mac 2070 report	\$150.00
Lot Appraisal FW 68 form	\$300.00
Relocation Report ERC	\$575.00
Convert FHA report to Conventional	\$100.00
Convert Conventional to FHA report	\$200.00
Field Review Form 2000	\$250.00
Desk Review Form RARS	\$200.00
Preliminary Desk Top Valuation	\$50.00
House Floor Plan	\$100.00
Appraisal Update Form 1004D - Recert of value	\$100.00

\*Note our fees are not based on the price or value of properties, rather on the complexity of the assignment involved. Volume discounts & pre-payment discounts are available. Fees slightly higher for homes above 3500 square feet.

# Metroplex Appraisal Network

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## **RESIDENTIAL APPRAISAL ORDER**

**FAX ANYTIME TO 214-447-9121**

**DATE:** \_\_\_\_\_ **ORDERED BY:** \_\_\_\_\_.

**CLIENT NAME :** \_\_\_\_\_.

**CLIENT ADDRESS :** \_\_\_\_\_.

**PHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_.

**BORROWER:** \_\_\_\_\_.

**PROPERTY ADDRESS:** \_\_\_\_\_.

**SALES PRICE:** \_\_\_\_\_ **VALUE ESTIMATE:** \_\_\_\_\_.

**CITY:** \_\_\_\_\_ **CONV -** \_\_\_\_\_ **FHA -** \_\_\_\_\_

**CONTACT PERSON:** \_\_\_\_\_

**PHONE NUMBERS:** \_\_\_\_\_

**SPECIAL INSTRUCTIONS:** \_\_\_\_\_

Please note that all appraisal fees are collected in advance from the borrower.

We Confirm all fax orders by return fax!

All appraisal requests are accepted subject to our Appraisal Use Agreement noted on our website:

**[www.MetroplexAppraisalNetwork.com](http://www.MetroplexAppraisalNetwork.com)**

**WE APPRECIATE YOUR BUSINESS!!**

[3 Day Service Kit for Lenders \(PDF\)](#)

***"...a people company in the real estate business..."***

[Home](#)

## "METROPLEX" SERVICE AREA

[Introduction](#)

[FAQs](#)

[Fee List](#)

[Metroplex Service Area](#)

[Appraisal Transfer \(PDF\)](#)

[E-mail Our Senior Appraiser](#)

[Order an Appraisal](#)

[Eliminate Mortgage Insurance](#)

[Relocation Services](#)

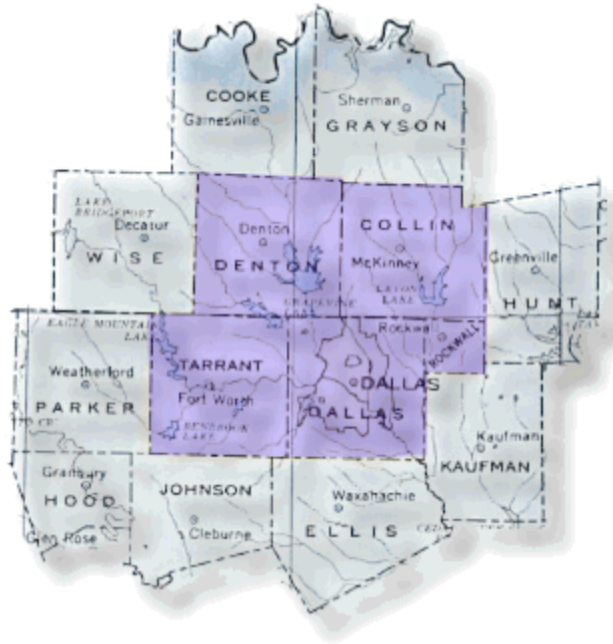
[Property Tax Challenge](#)

[Our Cutting Edge Technology](#)

[Cost Versus Value](#)

[Links](#)

[Contact Information](#)



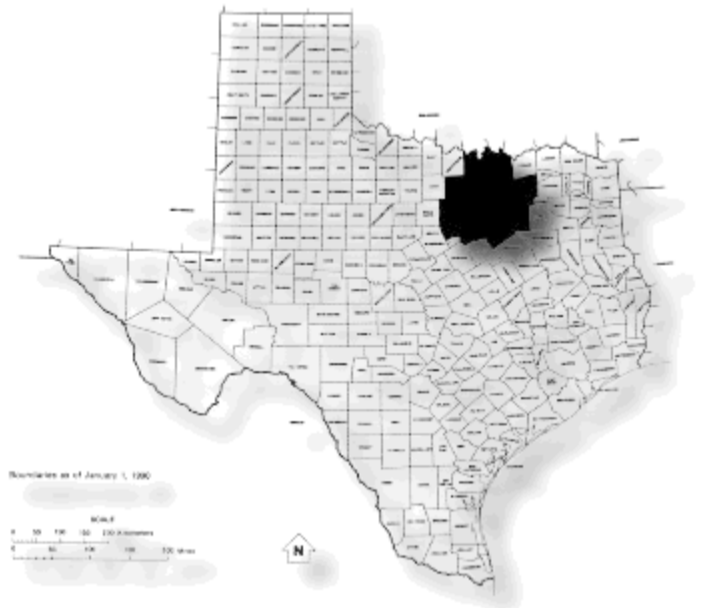
The Dallas - Fort Worth "metroplex" is a large physical area and a very busy real estate market as well. Our firm specializes in residential appraisals in our primary, five county service area. This includes Dallas, Tarrant, Denton, Collin and Rockwall counties.

Our secondary service area includes all of the counties that are immediately adjacent to our primary service corridor. Appraisal fees noted on our separate fee list are for properties in our primary service area. Properties in outlying areas and complex properties on acreage may require slightly higher fees and an extra day of turn-around time. PLEASE CALL OUR OFFICE FOR A FEE QUOTE.

Even though appraisers in other parts of the nation serve two or more states, Texas is so vast that our expansive fourteen county service area in the north central portion of the state (shown in black) appears small in relation to the rest of the state!

As traffic in the metroplex continues to get busier, many appraisal firms will provide shrinking service areas.

Our mobile offices solve this problem since an appraisal can be prepared and emailed even in a traffic jam - by wireless internet uplink.





TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD

*BE IT KNOWN THAT*

**LYLE FRANCIS GALLAGHER**

*HAVING PROVIDED SATISFACTORY EVIDENCE OF THE QUALIFICATIONS REQUIRED  
BY THE TEXAS APPRAISER LICENSING AND CERTIFICATION ACT,  
TEXAS OCCUPATIONS CODE, CHAPTER 1103,  
IS AUTHORIZED TO USE THE TITLE*

**STATE CERTIFIED  
GENERAL REAL ESTATE APPRAISER**

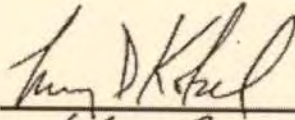
**Number: TX-1326850-G**

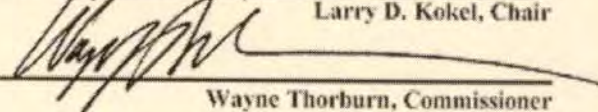
**Date of Issue: August 6, 2007**

**Date of Expiration: October 31, 2009**

*In Witness Whereof*



  
\_\_\_\_\_  
Larry D. Kokel, Chair

  
\_\_\_\_\_  
Wayne Thorburn, Commissioner

Larry D. Kokel, Chair  
William A. Faulk, Jr.  
Dona S. Scurry

Clinton P. Sayers, Vice-Chair  
Paul E. Moore  
Shirley J. Ward

Malcolm J. Deason, Secretary  
James B. Ratliff

**RESUME & QUALIFICATIONS OF THE APPRAISER** 02/01/2009  
**Lyle F. Gallagher, MSA - Born: 07/16/1954**

**EDUCATION, ACADEMIC & PROFESSIONAL MEMBERSHIPS**

University of Maryland FED, Okinawa, Japan 1973 - 1974  
Richland College DCCCD, Dallas, Texas 1975 - 1976  
University of Texas, Dallas, Texas 1977 - 1978 BA Degree  
S.M.U. School of Law, Dallas, Texas 1978 - 1979

The National Association of Master Appraisers MSA Designated Member 02/12/2001\*

\*I am an active member of NAMA but no longer an active member of SREA-Appraisal Institute or NAIFA

SREA Course 101 - Introduction to Appraising Real Property 11/03/1984

SREA Course 102 - Applied Residential Property Valuation 02/14/1987

FNMA Review Appraisal Course 7/1987

FNMA REO/Foreclosure Appraisal Course 8/1987

SREA Professional Practice 06/29/1990

\*PROFESSIONAL DESIGNATION EARNED - SREA SRA Designation Awarded 08/17/1990

TREC Texas Real Estate Law 07/31/1992

TREC Real Estate MCE Update 10/13/1994

Appraisal Standards & Ethics AP900 06/12/1995

USPAP Course 410 Appraisal Institute 10/19/1995

USPAP Course 420 Appraisal Institute 10/21/1995

Relocation Appraisal Continuing Education 11/03/1995

Manufactured Housing Valuation Course 669 07/02/1997

\*PROFESSIONAL DESIGNATION EARNED - NAIFA IFA Designation Awarded 05/05/1998

NAIFA HUD Exam & HUD Appraisal Changes 05/05/1999

NAIFA HUD Appraisal 4.7 Course 08/20/1999

USPAP - 99 Continuing Education 09/17/1999

Real Estate Appraisal Continuing Education 10/07/1999

\*PROFESSIONAL DESIGNATION EARNED - NAMA MSA Designation Awarded 02/12/2001

USPAP - 2001 Continuing Education 09/27/2001

Appraising Residential Properties - ACE 10/08/2001

USPAP - 2003 National USPAP Update 08/13/2003

Real Estate Appraisal RE-AP 108 09/02/2003

URAR Uniform Residential Appraisal Report Course 12/05/2004

USPAP Update MCE #08-08-086-3618 09/21/2005

URAR Course 2005 Revised Form 09/29/2005

The Sales Comparison Approach Course 01/18/2007

2006 National USPAP Update Course 02/23/2007

Relocation Appraisal Is Different Course 03/03/2007

USPAP National Update 11/19/2008

Residential Report Writing 01/24/2009

Construction Details & Trends 01/25/2009

Private Appraisal Assignments 01/25/2009

Supervising Beginning Appraisers 01/31/2009

**MLS SOURCES**

NTREIS North Texas Real Estate Information System and ARMLS Arizona Regional MLS

**STATE CERTIFIED**

State Certified General Real Estate Appraiser Numbers: TX-1326850-G  
and AZ-31306-G

**MILITARY EXPERIENCE**

United States Marine Corps, Vietnam War Era Veteran

07/1972 - 07/1974 2 Meritorious Promotions

Reserves 1974 - 1978 Honorable Discharge 07/1978

**BUSINESS EXPERIENCE:**

Real Estate Sales - Sterling Realtors, Park Cities 07/1977 to 02/1979

Property Acquisition & Renovation, Creativentures, Dallas 1979 - 1982

Real Estate Broker from 1983 to 1998

**APPRAISAL EXPERIENCE:**

Independent Fee Appraiser since 1983 - land, residential & commercial

Manager of Residential Dept. Mayfield Appraisers, Bedford 02/1983 - 09/1985

Manager of Appraisal Service Associates, Bedford 10/1985 - 12/1988

Independent Contractor to Gallagher Appraisal Inc. 01/1989 to present

**BUSINESS ADDRESS:**

Gallagher Appraisal Company

direct phone (817) 919-4222

1912 Central Drive, Suite L

Bedford, TX 76021

(817) 267-8236 fax (214) 447-9121

MetroplexAppraisalNetwork.com