

Tips for Ordering Appraisals for an SBA 504 Loan

1. Let the appraiser know that the US Small Business Administration c/o Granite State Dev Corp should be included as an intended user throughout the body of the report.
2. Ask the appraiser to address the transmittal letter:
Bank Name
Bank Address
Bank City, State, Zip
AND
US Small Business Administration
c/o Granite State Development Corp
PO Box 1491
Portsmouth, NH 03802
3. Ensure that the appraiser provides at least two valuation approaches, including Sales comparison approach.
4. Please ask the Appraiser to make a statement within the report as to the remaining economic useful life of a property. (Needs to support the term of the loan requested.)
5. The report should also note the total rentable square footage of the building and what amount our Borrower will use and include a statement that the property will be owner-occupied.
6. Appraisers must include a copy of their valid licenses in addition to their profile/professional resume.

Special considerations for Construction/Substantial Improvements:

In addition to inclusion of an "as complete value," upon completion, a statement from the appraiser, general contractor, project architect or construction management firm for the project confirm that the project is complete (with minor deviations, if any) from the plans and specs was given at the time of the estimate of value was based. NOTE: This is not a recertification of the value.

This statement is required prior to debenture funding when the project includes new construction or substantial renovation. Substantial renovation is defined as more than 33% of the purchase price of the property at time of application. A template of the letter is located under "Lender Forms" on our website <https://www.granitestatedev.com/partners/#lender-forms>

An appraiser can always call and speak directly with a loan officer. Go to the "Contact Us" page on our website <https://www.granitestatedev.com/contact-us/> for names and phone numbers.