

Dear Owl's Nest Owners

There have been numerous instances recently where our office has been contacted to supply information and data to appraisers who are valuing properties for the purpose of refinancing. It is critical that you let us know if and when you are doing this. We will be contacted by these appraisers in every single instance.

We need to know what sort of valuation you need in order to get the financing that you are looking for so that we can make sure the appropriate information is supplied to these appraisers. In most cases, they visit us looking for comparable sales, information about your associations, floor plans, copies of your association's documentation, etc., etc., etc. Generally there is only one opportunity to put the right information in front of these appraisers so that you get the valuations you need and if we know that you are seeking refinancing we can be ready with all of the information in hand when that phone call comes as it inevitably will.

These appraisers are under great pressure right now to be ultra conservative with their appraisals and we have some time tested approaches that get these appraisers to be more liberal with their estimates of value.