

KRECKER AND ASSOCIATES
Appraisal Field Training Program

“I believe that those trained by me in this field, are the best trained, field ready people in the industry, and have the highest potential for starting a career within the shortest amount of time.” In the field training at the property gives you hands on approach which prepares you for your career venture. “

Field Training

The student will actively participate in the field analysis and preparation of a number of training appraisals and work with Krecker and Associates using standard industry forms.

Cost \$2000 for 10 field assignments. 1st assignment payable \$500 at time of field visit with appraiser. 2nd assignment payable \$500 at time of field visit with appraiser. Assignment 3 thru 10 balance due at time of 3rd field visit with appraiser. 1st payment by credit card, cashiers check, or money order. 2nd and 3rd Payable by check or credit card.

Any questions on our program please contact

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APPRAISERS & APPRAISALS!!! WHO, WHAT, WHERE, WHY & HOW..... see below

What is an appraisal?

An appraisal is a professional appraiser's opinion of value. An opinion of value is not a fact, but rather the appraiser's interpretation of market activity relevant to the property being appraised. An appraisal involves research into relevant and timely market data, the analysis of information pertinent to the property; and a conclusion based on knowledge, experience and the professional judgment of the appraiser.

What is expected of the appraiser?

Appraisers are ethically bound to provide objective, impartial and unbiased opinions about the value of real property. Appraisers provide assistance to those who buy, sell, own, manage, invest in and/or lend money on the security of real estate. Appraisers bring knowledge, experience, ethics, trust and integrity to the transaction. In so doing, their conclusions helps clients to make sound decisions with regard to value.

What qualifications must appraisers have?

All states require appraisers to be licensed or certified in order to provide appraisals for federally regulated lenders, or on any federally related transactions. (Consult your state's professional licensing department)

What does an appraisal report consist of, and what data does the appraiser analyze?

Most appraisals are reported in writing, although sometimes an appraiser may provide an oral appraisal report. An appraisal report generally consists of: a description of the property and its locale (the appraiser usually makes a visit to the property, and notes condition, overall livability based on design, layout and appeal to the market, and relevant external factors); an analysis of the "highest and best use" of the land, an analysis of sales of comparable properties as similar to the appraised property as possible; and information regarding current real estate activity and/or market area trends. Often, new construction cost and analysis of income potential are included in the report, depending on the particular assignment.

What are the most important considerations in valuing real estate?

The values indicated by: 1) recent sales of comparable properties, 2) the current cost of reproducing or replacing a building-and the cost to acquire comparable land, 3) and the value of the property's income potential. These are usually the most important factors in considering the market value of the property.

What is the range of services appraisers provide?

In addition to residential, commercial, industrial, agricultural, and special use appraisals, and depending upon an appraiser's qualifications, and level of licensure, he or she may be hired for:

Estate planning and estate settlement
Tax assessment review and analysis
Feasibility studies
Supply and demand studies
Expert witness court testimony
Market rent and area trend studies
Land utilization studies

Advise on eminent domain/condemnation suits

Dispute resolution- for divorce, partition suits, foreclosures, zoning issues, and other litigation. Cost/benefit analysis (as part of a feasibility study), i.e. what will be the financial return on remodeling, vs: leaving the property "as is", and/or what other uses are possible based on zoning and market demand.

How much do appraisers usually receive as compensation?

Appraisers usually become independent contractors with an established appraisal firm, headed by a Licensed Appraiser. Compensation is freely negotiated between the appraiser and the company, and is usually a percentage of the fee (i.e. 25%, 35%, 45%, etc.) that the appraisal company charges their clients. Most companies base compensation on the appraisers' experience, education, and overall knowledge. There is no standard percentage that is typical, and all appraisers negotiate their own compensation.

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California State Licensed Real Estate Appraiser, AL016321
California State Licensed Broker, 01227377
Master Residential Appraiser (MRA), Certification No: 7799
U. S. Dept. Housing (HUD) FHA Approved Lender Roster
Appraisal Foundation Member
National Association of Home Inspectors

EDUCATION

Bachelor Science Business Administration, (BSBA) 1975
University of Shippensburg, Pennsylvania

National Association of Master Appraisers
Lincoln Graduate Center, Texas

Professional Witness

Inspection Training Associates
Oceanside, California

WORK EXPERIENCE/ CURRENT

Owner, Krecker and Associates Since 1988
Appraisal Services, Home Inspections, Consulting, Instructor, Expert Witness

President, Centuryside Real Estate Inc.
Real Estate Sales and Service

PROFESSIONAL ORGANIZATIONS

National Association of Master Appraisers
National Association of Realtors
Pacific West Association of Realtors
National Association of Home Inspectors

E & O INSURANCE

Liability Insurance Administrators (Professional Liability)

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TYPES OF PROPERTIES APPRAISED

Single & Multi-family Residential, Mixed use, Vacant Parcels & Acreage, New Construction, Special Assignments (tax, estate, probate, divorce, etc) . Field and Desk Reviews. FHA Approved.

CLIENTS (past and current)

Quaker City Federal Savings & Loan Association	Banco Popular
Courtesy Funding	Carteret
Flagstar	Washington Mutual
Bank of America	Wells Fargo Bank
North American Mortgage Corporation	Ameristar
Chase Manhattan	National City Mortgage
Downey Savings	Indymac
American Heritage	West Bay Financial
Countrywide	Equity lending &
Investments	Headlands Mortgage
Plaza Mortgage	PNB Mortgage
CitiMortgage	Aames Home Loan
Renet Financial	Costa Mesa Credit Union
Sunland Credit Union	United Investment Brokers
Tri-Point Financial Services	Prime Rate Financial
First American Mortgage Corporation	Imperial Credit Industries
CU Mortgage Corporation	Long Beach Bank
Integrity Home Loan Corporation	Community Bank
Merit Mortgage Services	Allstate Mortgage Co.
Yukon Mortgage	Quality Mortgage USA Inc.
Fleet Mortgage	Oakmont Mortgage
Pacific National Bank	BYL Bank Group
Inter Mountain Mortgage	GreenPoint Mortgage
First Magnus Financial Corporation	Citigroup
Citibank/Citicorp	Novastar
Paul Financial LLC.	Realty Services
Regions Bank	Mila
Nationpoint	National City Bank

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ATTORNEYS

Sara Stewart Bergstrom
Gary Einstein
Goldstein & Ward, Inc.
BEWLEY LASSLEBEN & MILLER LLP
MOORE, WINTER, SKEBBA & MCLENNAN, LLP
LAW OFFICES OF ESPERANZA V. BADA
Scheer & Imfeld, LLP
FAZIO, WILLIAM A ATTORNEY
OFFICES OF STEVEN S. ALKEMA
LAW OFFICES LABOWE, LABOWE & HOFFMAN, LLP
BMR ENTREPRISES LAW OFFICES MARIA ROMERO
JAMES J. KENNY ATTORNEY AT LAW

SERVICES:

Property Pre-qualification: We provide a fast, cost effective preliminary indication of property value prior to ordering an appraisal.

Equity credit lines and second mortgages: We provide a fast indication of property value for equity credit lines and second mortgages.

Appraisal Reviews: We are certified with the Accredited Review Appraisal Council and can provide fast, inexpensive appraisal reviews.

Loan Servicing/loss mitigation: We provide property value determinations for loans in some stage of delinquency or default.

Professional Witness

APPRAISAL COURSES AND SEMINARS COMPLETED FOR 2005 RENEWAL:

Environmental Awareness
National USPAP Update
FNMAE & ANSI Guidelines
Cost Approach
Plans and Specs
Custom Homes
Adjustments Techniques
Federal and State Laws
Complex Appraisals
Appraisal Review
Manufactured Homes

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Answers to Questions about the program;

This training can take place anytime which teaches you the fundamentals of doing the appraisal in the field. These are assignments I go to which you would meet me at the property. You would assist and receive real-time training and credit hours towards your eventual license.

During this time of 10 assignments and completion you should have acquired considerable knowledge to position yourself to proceed under supervision of a licensed appraiser. Your ability to acquire paying assignments should be possible with your field experience.

Letter to Candidate;

To begin with you can see my Field Training program via my website. Once your at my website you select from the tool bar on the left side of the page in the Resources section " Forms". Then click on "Appraisal Field Training Program". My program is designed to not only train you in appraising but if you elect to stay on you will become an Associate of Krecker and Associates Appraisal Services. The advantage to you will be representation backed up by not only the appraisal entity but complemented by my corporation Centuryside Real Estate Inc. I am a small business operation and you will receive personal training from myself. You can check out my qualifications under personal info in the " About Section" of my website.

Throughout the program you will be given sample appraisal work. I will provide information about appraising and assignments that will teach you both field and on completing the appraisal forms. You will be responsible to purchase any and all software applications and any computer hardware needed to be successful. I will provide access for you to the suppliers I use taking advantage of the software licenses I already have.

Once the program is completed you can stay on with Krecker and Associates without any additional training cost. Ongoing training will be provided at no additional cost. Future assignments and work is not guaranteed but you will be positioned to receive 50% compensation on any and all assignments provide to you or you bring in after completion of the field training.

The program I provide is much more valuable than the cost outlined in this program. I am opening up the door to appraisal systems and secrets learned during my many years of current and ongoing training. Other programs may be available but you need to ask yourself " What will prepare me best to become a Real Estate Appraiser ". I can insure you this program is the best and will give you references if you so desire.

Please feel free to call me personally or email questions you may have.

Sincerely,

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www.centuryside.com