

## Sample Certification Statement: Standards Compliant Appraisal Report

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no **(or the specified)** present or prospective interest in the property that is the subject of this report and no **(or the specified)** personal interest with respect to the parties involved.
- I have performed no **(or the specified)** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Practice*.
- I have **(or have not)** made a personal inspection of the property that is the subject of this report. **(If more than one person signs this certification, the certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)**
- No one provided significant real property appraisal assistance to the person signing this certification. **(If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)**
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute. **(This exact statement must be used.)**

- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. **(This exact statement must be used.)**

**Each written report of a Designated Member must contain a certification that includes one of the following statements (The exact statement must be used):**

*Either*

As of the date of this report, I **(or Designated Member(s) name(s))** have/has completed the continuing education program for Designated Members of the Appraisal Institute.

*Or*

As of the date of this report, I **(or Designated Member(s) name(s))** have not/has not completed the continuing education program for Designated Members of the Appraisal Institute.

**Each written report of an Associate Member who is a Candidate for Designation must contain a certification that includes one of the following statements (The exact statement must be used):**

*Either*

As of the date of this report, I **(or name(s))** have/has completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

*Or*

As of the date of this report, I **(or name(s))** have not/has not completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

Except as provided below, each written report of an Associate Member who is not a Candidate for Designation must contain a certification that includes one of the following statements (The exact statement must be used):

*Either*

As of the date of this report, I **(or name(s))** have/has completed the Standards and Ethics Education Requirements for Associate Members of the Appraisal Institute.

*Or*

As of the date of this report, I **(or name(s))** have not/has not completed the Standards and Ethics Education Requirements for Associate Members of the Appraisal Institute.

Once an Associate Member who is not a Candidate for Designation has completed at least one five (5) year continuing education cycle in which he or she was required to fulfill the Points and Standards and Ethics Education Requirements, such Associate Member must include in the certifications of his or her written reports one of the following statements, whichever is appropriate:

*Either*

As of the date of this report, I **(or name(s))** have/has completed the continuing education program for Associate Members of the Appraisal Institute.

*Or*

As of the date of this report, I **(or name(s))** have not/has not completed the continuing education program for Associate Members of the Appraisal Institute.

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Signature

Date

**Bolded text represents options or directions and should not be part of your final certification.**

**The certification for a written report does not need to be dated. The certification for an oral report must be dated.**