

THIS AGREEMENT ("The Agreement") is made this _____ day of _____, 2014,

by and between AREA VALUATIONS LLC, located at 403 Sheppard Road, Voorhees, NJ 08043 ("AREA") and: _____

located at _____ ("Appraiser").

RECITALS

WHEREAS AREA is a duly licensed Appraisal Management Company and desires to retain Appraiser to perform appraisal services, and

WHEREAS Appraiser is a duly licensed appraiser and desires to perform appraisal services for AREA subject to the terms and conditions set forth herein,

In consideration of the mutual promises of each, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AREA and Appraiser **AGREE** as follows:

1. AREA retains the services of Appraiser and agrees to offer to Appraiser appraisal orders that it receives from its clientele on properties located within Appraiser's jurisdiction and consistent with Appraiser's skill and expertise.
2. Appraiser agrees to perform the appraisal services in accordance with the customs and regulations of the appraisal industry and in compliance with any and all federal laws and regulations and those of the State wherein the subject property is located. Appraiser further agrees that, as to each appraisal order accepted, he or she will
 - a. Not disclose the amount of the appraisal fee with any person other than a member of the AREA staff.
 - b. Quickly schedule the appraisal with the property representative
 - c. Deliver the appraisal report no later than the due date or any other date agreed upon by the parties.
 - d. Prepare and deliver appraisal reports that comply with any and all federal and state laws for the particular type of appraisal that was ordered.
3. In exchange for Appraiser's services, AREA agrees to pay to Appraiser a fee to be mutually agreed upon by the parties and based upon the nature of the requested appraisal.
4. It is the mutual intent of the parties that Appraiser be deemed an independent contractor as defined within the Internal Revenue Code and any State laws or regulations which deal with such issues. Appraiser is fully responsible for his hours and places of work and is in no way prohibited from rendering similar services to other companies or individuals. Appraiser shall supply and maintain his own equipment and supplies which he may consider necessary to perform his services. In addition, he may, at his own expense, hire individuals to assist him in the preparation of the appraisal report.

5. Appraiser shall carry, for the duration of this Agreement, a current Errors and Omissions Insurance policy with limits no less than Five Hundred Thousand Dollars (\$500,000.00). Appraiser shall provide proof of annual renewals.
6. Appraiser agrees to defend, indemnify and hold AREA harmless from and against any liabilities, damages, losses and/or expenses of any kind or of any nature whatsoever; including reasonable attorney's fees, which may be sustained or suffered by AREA that arise out of the services performed by Appraiser.
7. Appraiser agrees to assume all responsibility for losses arising from a willful failure to perform an Appraisal pursuant to this Agreement after Appraiser has accepted an order for said appraisal from AREA.
8. Appraiser will comply with any and all relevant federal and/or state laws and regulations concerning the safeguarding of the privacy rights of the clientele of AREA and Appraiser.
9. The Agreement shall remain in force until terminated by either party. Either party may terminate this Agreement immediately upon the failure of the other party to observe and perform any of its covenants or obligations on the part of such party set forth in this Agreement. Further, either party may terminate this Agreement without regard to breach or default upon thirty (30) days prior written notice to the other party. This Agreement may be amended at any time during its existence only in writing and signed by both parties.
10. If any provision, or any portion thereof, contained in this Agreement is held to be unconstitutional, invalid, or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.
11. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.
12. It is the intention of the parties to this Agreement that this Agreement and the performance under this Agreement, and all suits and special proceedings under this Agreement, be construed in accordance with and under and pursuant to the laws of the State of New Jersey
13. The failure of either party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, or the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.
14. This Agreement contains the complete agreement concerning the arrangement between the parties and shall, as of the effective date hereof, supersede all other agreements between the parties. The parties stipulate that neither of them has made any representation with respect to the subject matter of this Agreement or any representation including the execution and delivery of this Agreement except such

representations as are specifically set forth in this Agreement and each of the parties acknowledges that he or she or has relied on its own judgment in entering into this Agreement.

15. All notices required or permitted by this Agreement shall be sufficient if in writing and either delivered personally or by certified mail or some other form of documented delivery addressed to the parties at the addresses set forth above.

IN WITNESS WHEREOF, each party to this Agreement has caused it to be executed on the date first indicated above.

AREA VALUATIONS LLC

By: _____

By: _____
Appraiser