



HVCC Borrower Acknowledgement

Fannie Mae and Freddie Mac have adopted the Home Valuation Code of Conduct (HVCC). This code is now in effect for all non-FHA mortgage applications taken after April 30th, 2009. According to HVCC, lenders can no longer independently order appraisals. All appraisals must be ordered through an Appraisal Management Company (AMC). AMC's can not receive direct compensation from Mortgage Companies for the cost of an appraisal. Instead, appraisal costs must be paid directly by the Homeowner.

An appraiser's compensation can not be dependent on the successful completion of a mortgage loan. In addition, appraisers must be able to certify the following for every appraisal they complete:

1. The appraiser was selected by AMC using criteria based on the appraiser's qualifications, proximity to the subject property, and other factors determined by AMC to ensure compliance with the appraisal engagement. The lender has had no influence in the selection of the appraiser.
2. AMC prohibits direct communication between the appraiser and the lender and requires the appraiser to report any such communication to the AMC Appraiser Hotline. All communication between the lender and the appraiser are believed to have been conducted through the AMC, and AMC is not aware of any attempt by the lender to influence the value, opinion of market condition, or any other aspect of the appraisal.
3. Outside of a valid and complete executed purchase contract, no other information has been provided to the appraiser that might influence the value, opinion of market condition, or construction of the appraisal. Such prohibited data includes:
 - The owners estimate of value
 - A target value
 - The purchase price (outside of a valid and complete executed purchase contract)
 - The loan amount (outside of a valid and complete executed purchase contract)
 - Comparable sales
 - The loan to value ratio (LTV) (outside of a valid and complete executed purchase contract)

In order to meet the HVCC requirements listed above, Lynx Financial Group, LLC needs a credit card authorization completed and signed by every borrower. AMC's require that this information be entered into their order system before any appraiser is scheduled to complete an order. Your credit card will be charged when the AMC receives the appraisal request from the mortgage company.

If a borrower is unable to provide credit card information, Lynx Financial will allow an AMC to order an appraisal upon the successful clearing of a borrower's personal check.

Pursuant to the Home Valuation Code of Conduct, I (we) hereby acknowledge that (we) have the right to receive a copy of the property appraisal report at least three (3) days prior to the date of closing.

Date

Date