Date

Client

Address

Block

Dear Client/Intended User Name:

Re: Property Address

 Reference/File No.:

In accordance with the letter of engagement dated *DATE*, I (we) have appraised the above referenced property and provide an:

Estimate of Market Value of: [$$$$$]

With an Effective date as of: [DATE]

The purpose of the report was to develop an estimate of market value, as improved, in unencumbered *fee simple* ownership for *first/second mortgage financing/division of matrimonial assets* purposes only.

The estimate of value is as of the effective date and is subject to assumptions and limiting conditions included in the report and to which the reader’s attention is specifically directed. The appraisal is enclosed and must be read in its entirety.

No person other than the authorized users specifically identified herein can rely on this report without first obtaining consent from the client and written authorization from the author(s).

The appraisal was prepared in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP).

Sincerely,

AIC Candidate Member

AIC Membership #:

CRA, P.App/AACI, P.App

AIC Membership #: