

IDAHO REAL ESTATE APPRAISER BOARD
Bureau of Occupational Licenses
700 West State Street, P.O. Box 83720
Boise, ID 83720-0063

APPLICATION FOR REGISTERED TRAINEE

INSTRUCTIONS: Please complete this form by providing all of the requested information. Read the application carefully. The application MUST include all requested information and the required fees (application fee of \$250.00 & registration fee of \$50.00 written out to IBOL). All returned checks are subject to a \$20.00 fee. Your signature, and that of your supervisor, must be notarized. Submit the completed application and fee to the address noted above. The application fee is not refundable once the Bureau has accepted the application for filing. **Each licensee who provides you with supervision during your trainee period must complete a Supervising Appraiser Affidavit. The affidavit page may be copied as necessary if you have more than one supervisor. Attach the completed copies to this page.**

I hereby make application for Real Estate Appraiser Trainee registration under Chapter 41, Title 54, Idaho Code, also known as the Idaho Real Estate Appraisers Act.

1. **Full Name (Mr., Mrs., or Ms.)** _____

2. **Mailing Address** _____
Street/PO Box City State Zip

3. **Date of Birth** _____ **Place of Birth** _____ **Social Security #** _____
MM-DD -YYYY

4. **Business Name** _____

5. **Business Address** _____
Street/PO Box City State Zip

6. **Business phone** _____ **Other Phone** _____ **E-mail** _____
(The above phone number is public record) (The above number & e-mail are not public record)

7. **Have you ever held an appraiser license, certification, or registration in any other state?** Yes No

If Yes, please list the other state(s) and license number(s) _____

8. **Have you ever had a license or other registration revoked, suspended or otherwise sanctioned?** Yes No
(If Yes, a copy of the charges and the final order must be received before your application will be processed.)

9. **Have you ever been convicted of any State or Federal felony?** Yes No
(If Yes, a detailed statement, a summary of the charges, the final order, any probation or parole documentation, and any other relevant information must be received before your application will be processed.)

10. **Have you completed at least 75 classroom hours of real estate appraisal courses?** Yes No
The list of approved subjects is provided in Rule 275. USPAP training is required. **Proof of attendance documentation must be submitted with this application.**

PHOTOGRAPH: All applicants must attach an original passport photograph taken within the 12 months immediately preceding this application.

ATTACH PHOTO HERE

HEIGHT _____

WEIGHT _____

EYE COLOR _____

HAIR COLOR _____

(continued)

APPLICATION FOR REGISTERED TRAINEE

(continued)

AFFIDAVIT

I hereby certify under penalty of perjury that the responses provided on and attached to this application are true and accurate to the best of my knowledge and belief, and that I may be required to provide additional information. I further certify that I am of good moral character and that I have reviewed and will comply with USPAP and the Idaho Laws and Rules governing the practice of Real Estate Appraisal and Real Estate Appraiser Trainees. I hereby authorize and direct any person, agency, firm, or other entity to release, upon the request of the Bureau of Occupational Licenses or it's authorized representative, any information, communication, report, record, statement, recommendation, or disclosure that may have bearing on my eligibility for or maintenance of the license for which I am applying. I understand that by signing this form I am authorizing the release of information about me that may otherwise be protected or confidential, and that I may be required to submit additional information in order for my application to be considered by the Board.

Signature of Applicant

State of _____, County of _____, ss.
Subscribed and sworn before me this _____ day of _____, 20 _____.

(seal)

Notary Public Official Signature
My Commission Expires _____

SUPERVISING APPRAISER INFORMATION AND AFFIDAVIT

Supervisor's Business Name _____

Supervisor's Business Address _____
Street/PO Box City State Zip

Business phone _____ **Fax** _____ **E-mail** _____
(The above phone number is public record) (The above fax number & e-mail is not public record)

I hereby certify under penalty of perjury that I hold an Idaho Certified Real Estate Appraiser license in good standing and that I have not been the subject of discipline by the Idaho Real Estate Appraiser Board within the previous four (4) years. I further certify that I am not supervising more than three (3) appraiser trainees, including the applicant. Additionally, I have completed an approved four (4) hour course regarding the role of the supervising appraiser. **(Proof of attendance must be submitted with this application).**

I further certify that I have reviewed and will comply with USPAP and the Idaho Laws and Rules governing the practice of Real Estate Appraisal and Real Estate Appraiser Trainees. I understand the responsibilities and requirements for the training and direct supervision of the applicant.

Print Supervisor's Name & License Number

Signature of Supervising Appraiser

State of _____, County of _____, ss.
Subscribed and sworn before me this _____ day of _____, 20 _____.

(seal)

Notary Public Official Signature
My Commission Expires _____

IDAHO REAL ESTATE APPRAISER BOARD
STATE JURISPRUDENCE EXAMINATION
(page 1 of 3)

CAREFULLY READ EACH NUMBERED STATEMENT. BELOW EACH STATEMENT CHOOSE THE WORD OR PHRASE THAT MOST CORRECTLY COMPLETES THE MEANING OF THE STATEMENT. FOR EACH STATEMENT, SHADE IN BETWEEN THE BRACKETS IN FRONT OF THE WORD OR PHRASE YOU CHOOSE.

1. An Idaho Licensed Residential Appraiser may appraise:
 - a. any residence having a transaction value less than \$1,500,000.
 - b. any residential real property consisting of 1 to 6 residential units.
 - c. any single unit residence regardless of cost or complexity.
 - d. any single family residential real property having a transaction value less than \$250,000.

2. A Broker's Price Opinion is defined in part as:
 - a. a conclusion of a property's value that is prepared by an associate real estate broker.
 - b. a written analysis of real property value that is prepared by a real estate broker.
 - c. a written price opinion of the estimated price for a property that is prepared by a licensed real estate broker.
 - d. the estimated written market value of a residential property prepared by a real estate broker or an associate real estate broker.

3. The purpose of the Idaho Real Estate Appraisal Law is to:
 - a. insure that all appraisals are correct and lawful by requiring a license to practice.
 - b. allow those wishing to perform appraisals the opportunity to be professionally licensed.
 - c. provide licensure for those persons who regularly perform complex property appraisals.
 - d. safeguard life, health and property and to promote the public welfare.

4. An Appraisal is defined in part as:
 - a. a written and notarized statement of minimum value which meets U.S. guidelines.
 - b. a conclusion relating to value of identified real estate.
 - c. any document which references cost, value, quality, or utility.
 - d. the act of assuming qualifying conditions relating to the minimum acquisition price of any commodity.

5. An Idaho Certified Residential Appraiser may appraise:
 - a. any multi-unit residence having a transaction value less \$1,500,000.
 - b. any 1 to 6 family residence having a transaction value less \$1,500,000.
 - c. any 1 to 4 family residence regardless of cost or complexity.
 - d. any residential real property having a transaction value less than \$1,000,000.

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IDAHO REAL ESTATE APPRAISER BOARD
STATE JURISPRUDENCE EXAMINATION
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6. All real estate appraisals completed in Idaho must:
- a. be in writing.
 - b. be in compliance with USPAP.
 - c. have all three approaches to value applied.
 - d. be physically inspected by the signing appraiser.
7. An Idaho licensed or certified Appraiser must:
- a. annually renew their license to practice as an appraiser.
 - b. obtain and document continuing education as a condition of licensure.
 - c. pay a reinstatement penalty for licenses renewed after the renewal date.
 - d. All of the above.
8. A Uniform Standards of Professional Appraisal Practice update course must be completed:
- a. every year.
 - b. every 2 years
 - c. every 7 years.
 - d. only prior to receiving initial licensure or certification.
9. An Idaho Certified General Appraiser may appraise:
- a. all types of real property in Idaho.
 - b. only commercial or industrial real property.
 - c. all types of real property in any state, territory or possession of the United States.
 - d. only real property having a transaction value more than \$10,000,000.
10. The Board of Real Estate Appraisers may suspend or revoke a license or certificate for:
- a. being negligent or incompetent in communicating an appraisal.
 - b. accepting an appraisal assignment contingent upon a predetermined value.
 - c. making any substantial misrepresentation, false promise or fraudulent representation.
 - d. All of the above.

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IDAHO REAL ESTATE APPRAISER BOARD
STATE JURISPRUDENCE EXAMINATION
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Depreciation Analysis by Extraction Method

	Comp. 1	Comp. 2	Comp. 3
Sale Price:	\$205,000	\$215,000	\$217,000
Land Value:	48,000	50,000	54,500
Improv. Contributory Value:	157,000	165,000	162,500
Sale Date:	Feb-07	Mar-07	Feb-07
Est. Reconstruction Value:	\$179,000	\$182,500	\$184,000
Improvements:			
Less Contributory Value:	_____	<u>-165,000</u>	_____
Improvements:			
Accrued Depreciation:	<u>22,000</u>	_____	_____
Percent Depreciation:	_____	_____	<u>11.68%</u>
Effective Age (years):	9	8	9
Est. Depreciation per Year:	_____%	<u>1.20%</u>	_____%
Reconciled Annual Depreciation:	_____%		

Subject Property:

Effective Age: 8 years

Subject Land Value: \$52,000

Est. Cost New, Improvements: \$183,000

Depreciation: - \$ _____

Value from Cost Approach: \$ _____

AFFIDAVIT

I hereby certify under oath that the responses provided above are my own, based on my personal review of the Idaho Laws and Rules governing the practice of real estate appraising.

Print Name

Signature

State of _____, County of _____, ss.

Subscribed and sworn before me this _____ day of _____, 20 _____.

(seal)

Notary Public official signature
my commission expires _____

Submit all pages of this completed examination with your application.