

DEMONSTRATION APPRAISALS: A PATH TO EXPERIENCE CREDIT

Demonstration (or “practicum”) appraisals can help you earn experience hours even when there’s no traditional client. These assignments must follow USPAP just as strictly as live appraisals—treat them as if a real client hired you. Below are key points to keep in mind:



USPAP COMPLIANCE & DISCLOSURE

- ✓ **Quality Standard:** Your practice assignments must be as thorough and credible as any client-based appraisal.
- ✓ **Ethics Rule:** Disclose any services you provided on the property in the last three years, plus any personal interests.



SEPARATE LOG & INTENDED USE

- ✓ **Distinct Documentation:** You may need to list demonstration assignments separately on your experience log. Check with your state!
- ✓ **Intended Use:** Clearly state that the report is for “demonstration” or “trainee experience” purposes. Identify the state appraisal board as the client if that’s how your state requires it.



FORMS & FORMATS

- ✓ **Non-Lender Form:** A non-lender form is typically the ideal format for non-client demonstration reports (example: GP-Residential).
- ⚠ **Avoid GSE Forms:** Fannie Mae (GSE) forms have pre-printed certifications and assumptions meant for mortgage finance—using them for demonstration work can be misleading and violate USPAP.



RE-APPRAISING THE SAME PROPERTY

- ✓ **Limit Re-Use:** While it’s common to revisit a property, it’s recommended to keep re-appraisals to 2–3 times per subject. Each “new” assignment must include significantly different scope or property elements.



SUPERVISOR’S ROLE

- ✓ **Signature:** Your supervising appraiser may need to co-sign each practice report for hours to count. Confirm you’re officially registered under that supervisor and your specific state requirements.



NO CLIENT? NO PROBLEM

- ✓ **Allowed by AQB:** Experience criteria permit “appraisals without a traditional client,” where no third party requests the report. Up to 100% of required experience can technically come from these demonstration reports*.


By Following These Guidelines—Maintaining USPAP Compliance, Using Correct Forms, And Ensuring Proper Documentation—You Can Confidently Submit Demonstration Appraisals For Experience Hours And Move Closer To Licensure.

**Check With Your State For Specific Guidelines And To Confirm Whether This Type Of Experience Is Accepted.*



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