

Nicolas A. Konstantinidis

Appraisal Resume

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Qualifications

- Certified Residential Appraisal License (CA BREA License# AR029856 / FL DBPR License# RD8058) – FHA Approved.
- All appraisal courses and USPAP completed for all certification levels.
- Well-familiar with typical AMC requirements, operations, and procedures since 2004 (LSI/LPS).
- Full-Time office and field-appraisal experience, since 2002.
- Familiar and comfortable using appraisal software, including: digital floor-plan sketching, digital photography, and eServices/MISMO/EDI/PDF paperless report-submission capabilities.
- Advanced knowledge in Computer-based environments. CompTIA and Microsoft Professional Certified. Able to undertake any computer or technology-related challenge.
- Member of multiple MLS[®] systems, for access to all listings and sales on surrounding counties. Access to multiple sources of public records data.
- Access to *Supra™* (SuperKey/eKey) lockbox-key for easier access to vacant properties.
- Real Estate experience since 1997 with multi-state Brokers license in CA and FL.
- Experience in construction and remodeling and leasing of rental properties which helps determine condition, quality, and value-influence of work or repairs needed, as well as knowledge of many building codes/compliance requirements for unpermitted additions.

Operation

- All work -all stages- completed by one appraiser. For quality control, no appraisal or portion of an appraisal is ever subcontracted. When the client calls, the answer will be with one person.
- Experience with damage, repair, and cost-to-cure estimates, as well as REO appraisals.
- We work overtime to finish all work-in-progress and manage all incoming assignments in the appropriate order.
- Client is always updated of the status of every order. We update the client/AMC of the progress of all orders and conversation with the borrower as they are made.
- Fast turnaround. Never late. We usually turn-in the report the same day or the day after inspection.
- Recordkeeping: Our files are remotely accessible if changes/revisions are necessary at any time. With our power-backup units and NAS file-servers, we can deliver reports and make revisions even when others have no electrical power, and our files are mirrored and double-firewalled for security and backed-up up in multiple locations for redundancy.

Skills

- Reliable and adaptable; Fast learner with excellent work ethic.
- Able to represent a company image with professionalism and confidence.
- Excellent leadership and team-environment skills.
- Solid communications, organization, and prioritization skills.
- Practice and exhibit quality work and complete tasks promptly and effectively.
- Friendly, easy to get along with and eager to learn more.

