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10 Reasons to Use an AACI or CRA Certified Appraiser

Knowing the value of real estate is critical today. Reduce your liability and be assured of reliable real estate appraisals by using professional real estate appraisers with designations from the Appraisal Institute of Canada.

1. **Independent, Objective Valuation:** The AACI or CRA is required to provide a completely objective opinion of value, independent of any other business interests.
2. **Solid Professional Training:** Institute designations are earned, not awarded, after a rigorous program of educational courses, many of which are university-level.
3. **Proven Valuation Experience:** Institute designated members earn their designation after demonstrated supervised appraisal experience in the market.
4. **Career Commitment:** Appraisers with Institute designations are committed to a career in the appraisal profession. It's not just a sideline.
5. **Ongoing Professional Development:** The Institute has a program of mandatory recertification of its designations which means members are current and prepared.
6. **Self-Regulation:** There is no legislation in Ontario governing practice of real estate appraisal. The Appraisal Institute governs its members through a strict Code of Ethics and Standards of Professional Practice. It's a code with teeth-members who do not follow the rules are disciplined up to and including expulsion.
7. **Ongoing Partnership With Lenders:** The Appraisal Institute regularly meets with representatives from Canada's lenders and bodies such as the Canada Deposit Insurance Corporation and CMHC to discuss industry concerns.
8. **Public Interest:** The Appraisal Institute is committed to protecting the public interest; that's why programs such as the Liability Insurance have been developed.
9. **Universal Acceptability:** Appraisals done by designated Institute members are accepted not only by Canadian lenders but also by judicial and regulatory bodies, for purposes of divorce and arbitration, among others.
10. **A History of Commitment:** Appraisal Institute designations represent more than 50 years of commitment to real estate appraisal as a profession.

AACI: (Accredited Appraiser Canadian Institute) designates fully accredited membership in the institute and may be used by the holder in connection with the appraisal of a wide range of real property.

CRA: (Canadian Residential Appraiser) designates individuals qualified in the appraisal and valuation of individual undeveloped residential dwelling sites and dwellings containing not more than four self-contained family housing units.

This article was written by Affiliated Appraisers.