

10524 Moss Park Rd, Ste 204, PMB 208
Orlando, FL 32832
(407) 421-4780
ncruzappraisals@gmail.com

NANCY CRUZ, SRA

ACCOMPLISHMENTS

Licenses / Qualifications

December 25, 2021
November 2020-Present
January 2014
September 2013- Present
March 2009- Present

Florida Certified Res Professional Appraiser, RD8543
Puerto Rico Real Estate Broker, C-20920
FHA Appraiser List
Certified Residential Professional Appraiser, PR 211CR
Puerto Rico State Professional Appraiser, 1307EPA

Professional Affiliations

January 2024- Present
January 2018-Dec 2018
January 2017-Dec 2017
January 2016-Dec 2016
December 2013

National Appraisal Institute International Relations
Chapter President Appraisal Institute of Puerto
Chapter VP Appraisal Institute of Puerto Rico
Chapter Secretary AI of Puerto Rico
Appraisal Institute SRA Designation

SKILLS & ABILITIES

Experienced Certified Residential Real Estate Appraiser with knowledge of state and federal real estate guidelines to develop accurate, supported, and timely appraisals. Easily adapt to the newest technology and real estate appraisal standards. Fully bilingual in English and Spanish.

Core Qualifications

HUD, FHA, REO and Conventional Appraisals; Single/Multi-Unit/Condominium and Land Appraisals; Understanding of USPAP and federal financial guidelines and regulations; Deadline management; Analytical and narrative writing; Appraisal and real estate software. In addition,

PROFESSIONAL EXPERIENCE

Certified Residential Appraiser, Orlando, FL January 2023- Present

- Owner, Cruz Real Estate Appraisals, LLC- Orlando, FL
- Provide a fair and unbiased estimate of market value for the subject property.
- Manage deadlines and communication with mortgage client accounts and provide timely and rigorously reviewed value opinions.
- Estimate property values and review of real estate valuations for accuracy of supported opinion and compliance with FNMA requirements.
- Gather, verify, and analyze data on residential properties including, but not limited to, measuring structures, physically inspecting the exterior and interior of buildings, photographing property, analysis of market sales, and noting architectural quality and intended use of the property.

Certified Residential Appraiser, Hatillo, PR September 2013- Present

- Manage deadlines and communication with mortgage client accounts and provide timely and rigorously reviewed value opinions.
- Visiting properties and analyzing their characteristics.
- Estimate property values and review of real estate valuations for accuracy of supported opinion and compliance with FNMA requirements.
- Gather, verify, and analyze data on residential properties including, but not limited to, measuring structures, physically inspecting the exterior and interior of buildings, photographing property, analysis of market sales, and noting architectural quality and intended use of the property.

Real Estate Staff Appraiser, Mayaguez, PR March 2009- August 2013

- Develop written reports that estimate property values, outline methods by which the estimations are made and meet appraisal standards.
- Define markets through analysis, considering locations and trends or impending changes that could influence future values.
- Inspection of properties to evaluate construction, condition, specific features, and functional design, and to take property measurements.

Northern Trust Bank, Inc., Scottsdale, Arizona March 2005- Oct. 2006
Associate/ Marketing Coordinator

- Provided administrative assistance to the President/ Managing Executive and Wealth Administrator of the branch.
- Responded to clients' needs and requests via telephone calls, emails and meetings; and translation of services whenever needed (English Spanish).
- Responsible for the coordination of the branch art, investment, and client enrichment events.

EDUCATION June 2009-Present Appraisal Institute

Dec 2002 Baruch College, City University of New York
Bachelor's in Business Administration,
Major in Finance: International Business and Investments

1992-1997 University of Puerto Rico, Mayagüez Campus
Bachelor's in Business Administration, Completed 142 Credits, Major in
Finance and accounting.