

**REQUEST FOR QUALIFICATIONS (RFQ)  
HIDALGO COUNTY, TX**

**“Professional Appraisers Services Pool”  
(Including all funding sources, programs, and entities)**

**RFQ Bid Number 2014-006-12-11- SGS**

**Acceptance Date: December 11, 2013  
Acceptance Time: 9:30 AM**

**Submitted to Purchasing Department of Hidalgo County  
C/O: Martha L. Salazar, CPPB, Purchasing Agent  
2812 S. Business Highway 281  
Edinburg, TX 78539 (956)-318-2626**

December 11, 2013

To: Martha L. Salazar, CPPB, Purchasing Agent  
Hidalgo County Purchasing Department  
Physical Location: 2802 S. Business Hwy. 281  
Postal/Mailing: 2812 S. Business Hwy. 281  
New Administration Building  
Edinburg, TX 78539

RE: RFQ No: 2014-006-12-11-SGS

Mrs. Salazar,

Thank you for the opportunity to provide Hidalgo County information on Appraisal Haus. I have completed the Request for Qualifications and attached the Statement of Qualifications to assist in selecting a qualified provider for appraisal services for Hidalgo County projects.

I am confident that Appraisal Haus meets and exceeds the qualifications/requirements set forth by Hidalgo County. Given the opportunity, Appraisal Haus will conduct and provide services that are comprehensive and timely for the County's projects. I look forward to establishing a working relationship with Hidalgo County. You will find the following information listed below;

1. Request for Qualifications Legal Notice
2. Exhibit A – Requirements
3. Exhibit B – Evaluation Criteria Response
4. Exhibit C – Insurance & Acknowledgements
5. Exhibit D – CIQ Form & Recording Fee Receipt
6. Exhibit E – Proposer's Affidavit
7. Bidder/Vendor Application & W-9
8. Certification Regarding Debarment
9. RFQ Submittal Checklist
10. One Original, 7 Copies, and 2 CD's of complete copy of Response

Respectfully submitted,



George J. Salazar II, Owner  
Appraisal Haus

Request for Qualification  
For  
**HIDALGO COUNTY**  
(Including all funding sources, programs, and entities)  
**"Professional Appraisal Services Pool"**  
**RFQ No: 2014-006-12-11-SGS**

To: Martha L. Salazar, CPPB, Purchasing Agent  
Hidalgo County Purchasing Department  
Physical Location: 2802 S. Business Hwy. 281  
Postal/Mailing: 2812 S. Business Hwy. 281  
New Administration Building  
Edinburg, TX 78539

In accordance with the Requirements, and subject to all laws and regulations of the United States and state and local laws, the undersigned respondent proposes and commits to furnish all labor, equipment, material, software and services as set forth in the documents hereinbefore mentioned. The undersigned further agrees, upon acceptance of the its qualification, to execute a contract and/or Purchase Order issued by Hidalgo County for performing and completing the work described in the Requirements with the time stated and for the prices proposed in the documents attached hereto and made a part hereof.

Respondents acknowledge receipt of all the pages of the documents referenced in the Request for Qualification Checklist presented in connection with this procurement. Respondent understands that Hidalgo County reserves the right to reject any or all qualifications and further reserves the right to design the evaluation criteria to be used in selecting the lowest and best qualification.

Respondent agrees that this qualification shall be good and may not be withdrawn for a period of ninety (90) calendar days after the scheduled closing time for receiving qualifications, as contained in the Requirements.

Respectfully submitted,

Respondent: George J. Salazar DBA Appraisal Haus

Address: 502 W. Kuhn St.  
Edinburg, TX 78541

By:



Printed Name: George J. Salazar II

Title: Owner

**EXHIBIT A**

**REQUIREMENTS**

**“Professional Appraisal Services Pool”  
(Including all funding sources, programs, and entities)**

**RFQ No. 2014-006-12-11-SGS**

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## Exhibit A - Requirements

**Section I - General Terms & Conditions:** Appraisal services will be provided according to the terms and conditions of the RFQ.

**RFQ Document Submittal/Delivery:** The RFQ will be submitted to Martha L. Salazar, CPPB, Purchasing Agent for Hidalgo County

**Disclosure of Conflict of Interest:** In accordance with Chapter 176 of the Texas Local Government Code Appraisal Haus will disclose any conflicts of interest that might cause a conflict of interest with the County. By law, the CIQ must be filed with Hidalgo County Clerk's Office.

**Proposer's Affidavit:** Respondent to this RFQ will submit a signed Proposer's Affidavit (attached herein in Exhibit E) to certify that the submission is (1) not the result of Collusion as described in the Proposer's Affidavit, (2) that the respondent does not have a Conflict of Interest as described in the Proposer's Affidavit, or (3) that the Respondent has not and will not attempt to lobby directly or indirectly as described in the Proposer's Affidavit.

**Non-Discrimination:** Respondent does not discriminate against any employee or applicant for employment based on race, religion, sex, national origin, or disability.

**Processing Time for Payment:** Respondent is advised that a minimum of thirty (30) days is required to process invoices for payment.

**Proof of Financial and Business Capability:** Respondent may, upon request, furnish satisfactory evidence of their ability to furnish products or services in accordance with the terms and conditions of these requirements. Hidalgo County will make the final determination as to the vendor's ability.

**Respondent Default:** Hidalgo County reserves the right, in case of respondent's default, to procure the articles of services from other sources and hold the defaulting respondent responsible for any excess cost occasioned thereby.

**Waiving of Informalities:** Hidalgo County reserves the right to waive minor informalities or technicalities when it is in the best interest of Hidalgo County.

**Subcontracting:** The successful respondent may not subcontract the award without the written consent of the Commissioner's Court of Hidalgo County.

**Term of Pool:** The pool term is for a period of one (1) year, or upon completion of project(s) unless project specific for more than one (1) year.

**Davis Bacon Act:** All selected and awarded firms are required, if applicable, to adhere to the Davis-Bacon Act.

## Section II – RFQ Requirements

**Understanding of the Project:** Appraisal services for Hidalgo County may include the valuation of whole properties or partial acquisitions. Appraisal Haus is thoroughly familiar with the requirements of both type of assignments.

Appraisal Haus will consider all State of Texas requirements as well additional client requirements when appraising properties for Hidalgo County. If any Federal funding would be included for acquisition or construction purposes it would be necessary to comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (the Uniform Act).

Each appraisal shall be developed as specified by Hidalgo County. The appraisal report shall indicate the current market value of the subject property as per the date of on-site and/or off-site inspection without project influence as indicated by the scope.

The inspection is limited by the permissibility of the subject owner as per the date of the report. In the event an on-site inspection is not permitted, the appraiser shall continue the inspection off-site. Once the appraisal has been

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**Exhibit A – Requirements Continued**

completed the report shall be delivered to the client, of which four (4) original copies shall be included in each appraisal packet.

Once negotiations have commenced, the appraiser shall be available to answer any questions or concerns by the property owner and assist the negotiator as needed.

In the event a consensus cannot be made as to the market value, the appraiser shall be prepared to continue and prepare condemnation proceedings of which will be billed at an additional cost. This service shall continue until all trial and/or other court proceedings are concluded in the acquisition of the subject property.

If corrections or changes are necessary for the appraisal report then the revisions and changes will be completed within three (3) business days.

**Firm Qualifications:** Appraisal Haus is interested in performing appraisal and consulting services for Hidalgo County. Appraisals will be performed based on the requirements of Hidalgo County, which are discussed as follows;

**Scope of Appraisal and/or Review Appraisal Services (As per the Client's instructions);**

1. Property appraisals will be based on "Fair Market Value" unless otherwise specified or requested. Two copies of the appraisal report shall be bound, clearly labeled, and signed by the primary certified General Appraiser and any other certified General Appraiser and/or licensed Trainee which aided the process. Four additional copies will be furnished.
2. All photographs used within the report must be originals. No digital photos shall be used for the subject property. Digital photos shall only be used for comparable sales. All adjustments to any comparable sales must be clearly explained in a narrative format. All comparable sales must be within a two year time frame. If any sales which have occurred prior to the two year limit, they must be clearly explained and added to the conventional three comparable sales typically used in the appraisal process.
3. Current location maps of the subject property that will include, regional, plat, and flood maps. This information must be clearly labeled for the subject property.
4. All reports shall be a "Self-Contained Narrative Report" unless otherwise requested and shall follow the 2013/2014 or most current Uniform Standard of Professional Appraisal Practice (USPAP) rules and regulations. Each appraisal report must be physically inspected, photographed, and personally signed by the primary General Certified Appraiser of the firm. Appraiser trainees may aid in the collection of the information, however, all analysis and conclusions must be performed by the primary General Certified Appraiser.
5. Appraisal Reports are due within four weeks of the request (20 business days) and receipt of a fully executed purchase order.

**A. Firm Name, Address, Phone Number, and Contact Person regarding the Statement of Qualification:**

Appraisal Haus  
502 W. Kuhn St.  
Edinburg, TX 78541  
Contact: George J. Salazar II, Owner  
Phone: (956) 386-1500  
Email: [jaimosalazar@appraisalhaus.org](mailto:jaimosalazar@appraisalhaus.org)

- B. Qualifications and Recent Experience of the Firm:** Our recent appraisal experience includes appraisals of unimproved land, subdivided lots, single family residential property, offices, warehouses, restaurants, and retail buildings. Special use properties include churches, event centers, and golf courses. In addition, Appraisal Haus has been involved in the appraisal of several projects involving partial acquisitions of land for road widening, utility easements, and irrigation right of way.

**Exhibit A – Requirements Continued****C. References for Prior Performance:**

Richard H. Garcia, Mayor of the City of Edinburg  
(956) 330-5341

Oscar L. Garza Jr., Valley Right of Way  
Services, LLC  
(956) 929-4942

Joe Aguilar, Hidalgo County Irrigation District  
No. 6  
(956) 585-8389

Michael McGurk, Law Office of Kittleman &  
Thomas, LLP  
(956) 687-8797

Saul Ortega, Chairman of the Board, Texas  
National Bank  
(956) 217-7100

Joe E. Chapa, Law Office of Yzaguirre & Chapa  
(956) 330-4722

*Additional references available upon request*

- D. Ability to Commence Services:** Appraisal Haus is committed to performing our services immediately upon contract.
- E. Familiarity with the Geographic Area:** Our firm has over 20 years of appraisal experience in the Hidalgo County and surrounding areas. Our work encompasses all types of property and we have worked in almost every community in Hidalgo County.
- F. Affirmative Action Programs:** Appraisal Haus does not discriminate against any employee or applicant for employment because of race, religion, sex national origin, or disability, unless those factors are bona find occupational qualifications necessary to the normal operation of the contractor.
- G. Professional Liability, Errors and Omissions Insurance:** Minimum of \$1,000,000.00 professional liability, errors and omissions insurance. A current accord certificate can be furnished upon request.

**Personnel and Staffing:** Appraisal Haus is staffed with competent appraisers and personnel. The following individual will take part in every day operations.

**George J. Salazar II, Certified Appraiser**

Primary State Certified Appraiser directly responsible for property inspections and for preparation and delivery of appraisal reports and for all analysis and conclusions

**Stephen T. Radle, Certified Appraiser**

Mr. Radle will assist in all aspects of the appraisal process. This includes but is not limited to comparable sales, assisting in the property inspections including analysis and report preparation.

**Robert L. Stout, Certified Appraiser**

Mr. Stout will assist in all aspects of the appraisal process. This includes but is not limited to comparable sales, assisting in the property inspections including analysis and report preparation.

**Paul R. Rogers, Certified Appraiser**

Mr. Rogers will assist in all aspects of the appraisal process. This includes but is not limited to comparable sales, assisting in the property inspections including analysis and report preparation.

**Lorena C. Salazar, Clerical Assistant**

Provide research assistance such as preparing contract letters, securing deeds, subdivision plats, and appraisal district records, preparing maps, scanning exhibits, and report assembly.

**Gerardo J. Salazar, Administrator**

Provide quality control to appraisal reports as well as research assistance such as preparing contract letters, securing deeds, subdivision plats, and appraisal district records, preparing maps, scanning exhibits, and report assembly.

# PROJECT REQUIREMENTS ACKNOWLEDGMENT

This is to certify that I, George Jaime Salazar II, possess all of the APPLICABLE:

1. Licenses: \_\_\_\_\_
2. Bonds: \_\_\_\_\_
3. Certificates: Texas General Real Estate Appraiser- Certificates for 4 appraisers
4. Permits: \_\_\_\_\_
5. Other: \_\_\_\_\_

necessary to carry out the required project. Furthermore, I am providing copies of the required documentation so that, if my company is awarded this project, I may be eligible to enter into a contract with Hidalgo County and proceed to complete the project in a timely manner.

\* Any licenses, bonds, certificates, permits, etc. which are required must be presented as part of the packet in order to expedite the evaluation process. Failure to provide said documentation will result in the disqualification of your proposal/qualification.

  
\_\_\_\_\_  
Authorized Signature

12/10/13

\_\_\_\_\_  
Date

\_\_\_\_\_  
Appraisal Haus

\_\_\_\_\_  
Company  
502 West Kuhn Street

\_\_\_\_\_  
Address

\_\_\_\_\_  
Edinburg, Texas 78541

\_\_\_\_\_  
City, State, Zip

**George Jaime Salazar II**  
d/b/a Appraisal Haus  
502 W. Kuhn Street  
Edinburg, Texas 78541  
(956)867-6398 Fax (956)386-1533  
[jaimosalazar@appraisalhaus.org](mailto:jaimosalazar@appraisalhaus.org)

**Summary of Qualifications**

- Expert in utilizing Compared Sales Analysis, Cost Approach, and Income Approach to develop opinion of market value for residential properties, income producing properties, commercial and industrial properties, and farm and ranch properties
- Trained appraisal apprentices and reviewed peer appraisal reports
- Established a client base of leading area lenders and professionals

**Expreience**

*Property Inspector*

11/04-11/11 **Linebarger, Goggan, Blair & Sampson LLP**

*Appraiser*

02/05-03/09 **S&R Appraisals**

03/09-02/12 **Jaime Salazar Real Estate Appraisals**

02/12-Present **Appraisal Haus**

**Areas of Expertise**

- Residential Properties
- Commercial Properties
- Highest and Best Use Analysis
- Condominium Units
- Subdivisions
- Vacant Land
- Tax Protesting
- Right of Way Valuation

**Licensure**

**Certified General Appraiser**

State of Texas 2008

**Education**

Edinburg North High School, Edinburg TX 1993

University of Texas Pan American, Edinburg, TX 1994

San Antonio College, San Antonio, TX 1996

**Affiliations**

Appraisal Institute, Associate Member 2012

**George Jaime Salazar II D/B/A Appraisal Haus**  
**Certified General Appraiser**  
**TX-1338209-G**  
**502 West Kuhn Street**  
**Edinburg, Texas 78541**  
**956-867-6398 Fax: 956-386-1533**

George Jaime Salazar is a State Certified General Appraiser. Georges' appraisal experience of property types range from single family residences to commercial and industrial properties.

**Education:**

Edinburg North High School            1993  
University of Texas Pan American 1994  
San Antonio College                    1996

**Pertinent Courses:**

Business Practices & Ethics	2012	Appraisal Institute
Foreclosures & Short Sales	2010	Champions
Advanced Residential Case Study	2010	Champions
7hr USPAP Update	2010	Champions
Basic Appraisal Principle	2008	Appraisal Institute
Basic Appraisal Practice	2008	Appraisal Institute
National USPAP Course	2008	Champions
General Market Analysis & Highest and Best Use	2007	Appraisal Institute
Residential Sales Comparison & Income Approach	2007	Lincoln Graduate
Yield Capitalization of Income Property	2006	Lincoln Graduate
Direct Capitalization of Income Property	2006	Lincoln Graduate
Financial Analysis of Income Property	2006	Lincoln Graduate
Commercial Investment Appraisal	2006	Lincoln Graduate
Principles of Appraisal Review	2006	Lincoln Graduate
National USPAP Course	2005	Lincoln Graduate
Principles of Real Estate Appraisal	2005	Lincoln Graduate
Practice of Real Estate Appraisal	2005	Lincoln Graduate

**Clients and/or Types of Appraisals Which Have Been Prepared:**

Federally Insured Banks, Individual Home Owners, Residential Home Builders, Fast Food Chains, Drive In Restaurants, Farm & Ranch Owners, Estates, Retailers, Produce Packing Sheds, Industrial Facilities, Residential Subdivisions, Apartment Complexes.

**Areas Where Appraised Properties Are Located:**

Mission, Edinburg, McAllen, Pharr, San Juan, Alamo, Weslaco, and other areas within Hidalgo, Starr, Willacy, and Cameron Counties, State of Texas.

**Affiliations**

Appraisal Institute, Associate Member 2012

## CLIENT LIST

### Financial Institutions

Plains Capital Bank

Rio Bank

Texas Regional Bank

Texas National Bank

First Community Bank

First National of Hebronville

### Other Clients

Irrigation District No. 6

Valley Right of Way Services, LLC

Law Office of Kittleman & Thomas, LLP

Law Office of Yzaguirre & Chapa

Credit Risk Solutions

Joe Aguilar (956) 585-8389

Oscar L. Garza Jr. (956) 929-4942

Michael McGurk (956) 687-8797

Joe E. Chapa (956) 330-4722

Steve H. Shimotsu (956) 668-1828

**Texas Appraiser Licensing and Certification Board**  
P.O. Box 12188 Austin, Texas 78711-2188  
Certified General Real Estate Appraiser

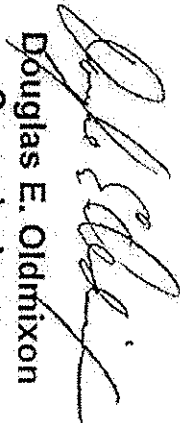
Number: TX 1338209 G

Issued: 09/21/2012

Expires: 10/31/2014

Appraiser: GEORGE JAIME SALAZAR II

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.

  
Douglas E. Oldmixon  
Commissioner

**George Jaime Salazar II**  
d/b/a Appraisal Haus  
502 W. Kuhn Street  
Edinburg, Texas 78541  
(956)867-6398 Fax (956)386-1533  
[jaimosalazar@appaisalhaus.org](mailto:jaimosalazar@appaisalhaus.org)

**Summary of Qualifications**

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- Established a client base of leading area lenders and professionals

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*Property Inspector*

11/04-11/11 Linebarger, Goggan, Blair & Sampson LLP

*Appraiser*

02/05-03/09 S&R Appraisals

03/09-02/12 Jaime Salazar Real Estate Appraisals

02/12-Present Appraisal Haus

**Areas of Expertise**

- Residential Properties
- Commercial Properties
- Highest and Best Use Analysis
- Condominium Units
- Subdivisions
- Vacant Land
- Tax Protesting
- Right of Way Valuation

**Licensure**

**Certified General Appraiser**

State of Texas 2008

**Education**

Edinburg North High School, Edinburg TX 1993

University of Texas Pan American, Edinburg, TX 1994

San Antonio College, San Antonio, TX 1996

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**Affiliations**

Appraisal Institute, Associate Member 2012

## QUALIFICATIONS OF APPRAISER

STEPHEN T. RADLE

State Certified General Real Estate Appraiser

Number: TX-1323809-G

### Education:

Graduate Orr High School, Orr, Minnesota 1966  
Bemidji State University, Bemidji, Minnesota 1968  
Chaffey State College, Alta Loma, California 1975  
Pan American University, Edinburg, Texas 1980

### Pertinent Courses:

COURSE TITLE	PROVIDER	DATE
USPAP Update	McKissock Appraisal Schl	2012
Elements of Disclosure	McKissock Appraisal Schl	2012
Private Appraisal Assignment	McKissock Appraisal Schl	2012
Applications of Regression Analysis	McKissock Appraisal Schl	2012
Ad Valorem Tax Consultation	McKissock Appraisal Schl	2012
USPAP Update Course	Van Education Center	2010
The Art of the Addenda	McKissock Appraisal Schl	2010
Expert Witness Testimony	McKissock Appraisal Schl	2010
Commercial Appraisal	Champion School of R.E.	2010
Foreclosures	Columbia Institute	2010
USPAP Update	Columbia Institute	2008
FHA Today	Columbia Institute	2008
Identifying Relevant Characteristics	Columbia Institute	2008
USPAP Update	Columbia Institute	2006
Analyzing The Subject	Columbia Institute	2006
Appraising the Oddball	McKissock Appraisal Schl	2006
Construction Details Trends	McKissock Appraisal Schl	2006
Environmental Pollution and Mold	McKissock Appraisal Schl	2006
USPAP Update	Columbia Institute	2004
New Fannie Mae Forms	Columbia Institute	2004
Review Appraisal Update	Columbia Institute	2004
Re-Certifications & Updates	Columbia Institute	2004
The Mortgage Loan System	Columbia Institute	2002
USPAP Update	Columbia Institute	2002
Principles of Appraisal Review	Columbia Institute	2002
Appraisal Insights	Columbia Institute	2002
GIS in the Real Estate Industry	Appraisal Institute	2001
FHA Appraisal Rules	Columbia Institute	1999
Residential Appraisal Update	Columbia Institute	1999
Residential Appraisal in Y2K	Columbia Institute	1999
Real Estate Construction	Columbia Institute	1998
Environmental Site Analysis	Columbia Institute	1998
Real Estate Contracts	R.E. Training Inst.	1997

### Additional Workshops and Seminars:

Rural Property Brokerage Workshop, Texas  
HP-12C Electronic Calculator Course, Texas  
Texas Home Foreclosures Seminar, Texas  
Mortgage Loan Training, Western National Bank, Texas

### Professional Experience:

Licensed - Real Estate Agent, Texas - 1980  
Licensed - Real Estate Broker, Texas - 1982  
B.I.C. Realty, Inc. - Two Million Dollar Club - 1983  
Monarch Realty, Inc. - 1983 - Principal Stock Holder  
Participation Equities, Inc - 1983 - Principal Stock Holder

QUALIFICATIONS OF APPRAISER- continued

Clients and/or Types of Appraisals Which Have Been Prepared:

Insurance Companies, Federally Insured Banks, Individual Home Owners, Residential Home Builders, Fast Food Chains, Drive In Restaurants, Farm & Ranch Owners, Estates, Retailers, Privately Owned Golf Course, Produce Packing Sheds, Industrial Facilities, Residential Subdivisions, Mobile Home Parks, Apartment Complexes.

Areas Where Appraised Properties Are Located:

Mission, Edinburg, McAllen, Pharr, San Juan, Alamo, Weslaco, and other areas within Hidalgo, Starr, Willacy, Webb, and Cameron Counties, State of Texas.

**Texas Appraiser Licensing and Certification Board**

P.O. Box 12188 Austin, Texas 78711-2188

**Certified General Real Estate Appraiser**

Number: TX 1323809 G  
Issued: 10/17/2012 Expires: 10/31/2014  
Appraiser: STEPHEN THOMAS RADLE

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.

  
Douglas E. Oldmixon  
Commissioner

**QUALIFICATIONS OF THE APPRAISER**  
**ROBERT L. STOUT**  
**State Certified Residential Real Estate Appraiser**  
**Number: TX-1333467**

**Education:**

Graduate Sharyland High School, Mission, Texas 1970  
Pan American University, Edinburg, Texas 1970 thru 1986  
South Texas College, McAllen, Texas 2003 to present

**Pertinent Courses:**

<b>COURSE TITLE</b>	<b>PROVIDER</b>	<b>DATE</b>
2012-2013 7-hour National USPAP Update Course	McKissock	2012
Foundations in Sustainability: Greening the Real Estate/Appraisal	McKissock	2012
Mortgage Fraud-Protect Yourself	McKissock	2012
Land and Site Valuation	McKissock	2012
Ad Valorem Tax Consultation	McKissock	2012
FHA and VA Appraisal Basics	The Columbia Institute	2010
Income Approach: an Overview	The Columbia Institute	2010
Mortgage Fraud: A Dangerous Business	The Columbia Institute	2010
2010-aa National USPAP Update	The Columbia Institute	2010
2006 National USPAP Update	The Columbia Institute	2008
Income Approach an Overview	The Columbia Institute	2008
The Residential Cost Approach	The Columbia Institute	2008
Sales Comparison Approach	The Columbia Institute	2008
Fundamentals of Appraisal Review, No. 105	The Columbia Institute	2006
Using the New Forms, No. 103	The Columbia Institute	2006
USPAP Update, No. 101	The Columbia Institute	2006
Problems in Analyzing the Subject, No. 012	The Columbia Institute	2006
National USPAP Course	Lincoln Graduate Center	2004
Appraising Residential Properties	Lon Morris College	2003
Real Estate Appraisal	Baylor University	2002
Lead-Based Paint	Quan Tech	2002
National USPAP Course	Lincoln Graduate Center	2001
Writing The Narrative Appraisal	Lincoln Graduate Center	1995
Practice of Real Estate Appraisal	Lincoln Graduate Center	1995
Residential Valuation	Lincoln Graduate Center	1995
Standards Of Professional Appraisal	Lincoln Graduate Center	1995
Texas Real Estate Update	Baylor University	1994
Real Estate Appraisal	Texas State Technical Inst.	1992
Real Estate Brokerage	Texas State Technical Inst.	1990
Principles of Real Estate II	Baylor University	1988
Property Management	Pan American University	1988
Principles of Real Estate	Pan American University	1987
Appraisal of Utilities	Texas Assoc. Of Appraisal	1986
Real Estate Mathematics	Pan American University	1982
Real Estate Appraisal	Pan American University	1981
Real Estate Law	Pan American University	1981

**Additional Workshops and Seminars:**

Institute of Texas Association of Assessing Officers  
Property Tax Courses

**Professional Experience:**

Licensed Real Estate Agent, Texas - 1986 thru 1999  
National Association of Master Appraiser - 1990  
Ad Valorem Tax Consultant Texas - 1986 - to present  
Supervisor Hidalgo County Appraisal District - 1981 to 1986  
Tax Assessor Sharyland Independent School District - 1979 - 1981  
Chief Appraiser McAllen Tax Office - 1971- thru 1979

**Clients and/ or Types of Appraisals Which have been Prepared:**

Insurance Companies, Federally Insured Banks, Individual Home Owners, Residential Home Builders, Fast Food Chains, Drive In Restaurants, Farm and Ranch Owners, Estates, Retailers, Privately Owned Golf Course, Produce Packing Sheds, Industrial Facilities, residential subdivisions, Mobile Home Parks, Apartments Complexes.

**Areas Where Appraised Properties are Located:**

Hidalgo, Cameron, Starr, Willacy, Zapata, Jim Hogg and Brookes Counties, all in Texas.

**Texas Appraiser Licensing and Certification Board**

P.O. Box 12188 Austin, Texas 78711-2188

**Certified Residential Real Estate Appraiser**

Number: **TX 1333467 R**

Issued: **03/09/2012**

Expires: **03/31/2014**

Appraiser: **ROBERT L STOUT**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified Residential Real Estate Appraiser.

  
Douglas E. Oldmixon  
Commissioner

**Qualifications of the Appraiser  
Paul R. Rogers**

**EDUCATION**

University of Texas-Austin  
Major - Geography / Geographical Information Systems (GIS)  
Minor - Business

**RECENT PROFESSIONAL EXPERIENCE**

2011 - Practice of Appraisal Review -FHA Protocol  
The Columbia Institute  
2011 - The Mortgage Loan System  
The Columbia Institute  
2011 - Report Writing- The UAD  
The Columbia Institute  
2011 - USPAP Update  
The Columbia Institute  
2010 - Foreclosures & Short Sales  
Champion School of Real Estate-Austin  
2010 - Advanced Residential Case Studies  
Champion School of Real Estate-Austin  
2010 - 7 Hour USPAP Update Course  
Champion School of Real Estate-Austin  
2008 - National USPAP Course  
Champion School of Real Estate-San Antonio  
2007 - General Market Analysis & Highest & Best Use  
Appraisal Inst: University of Phoenix-Houston  
2007 - Residential Sales Comparison & Income Approach  
Lincoln Graduate Center  
2006 - Financial Analysis of Income Property  
Lincoln Graduate Center  
2006 - Commercial Investment Appraisal  
Lincoln Graduate Center  
2006 - Farm & Land Appraisal  
Lincoln Graduate Center  
2005 - Principles of Real Estate Appraisal  
Lincoln Graduate Center  
2005 - Practice of Real Estate Appraisal  
Lincoln Graduate Center  
2005 - National USPAP Course  
Lincoln Graduate Center

**PROFESSIONAL EXPERIENCE**

6 years experience (2005 to Present) appraising properties throughout the Rio Grande Valley area.

**COUNTIES COVERED (PRESENTLY)**

Hidalgo County, Starr County, Cameron County, and Willacy County

**SCOPE OF ASSIGNMENTS**

Single family residences, condominiums, duplexes, four-plexes, residential lots, and open land.

**CERTIFICATIONS**

Certified Residential Real Estate Appraiser  
TX-1338057-R / FHA Approved.

# Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78741-2188

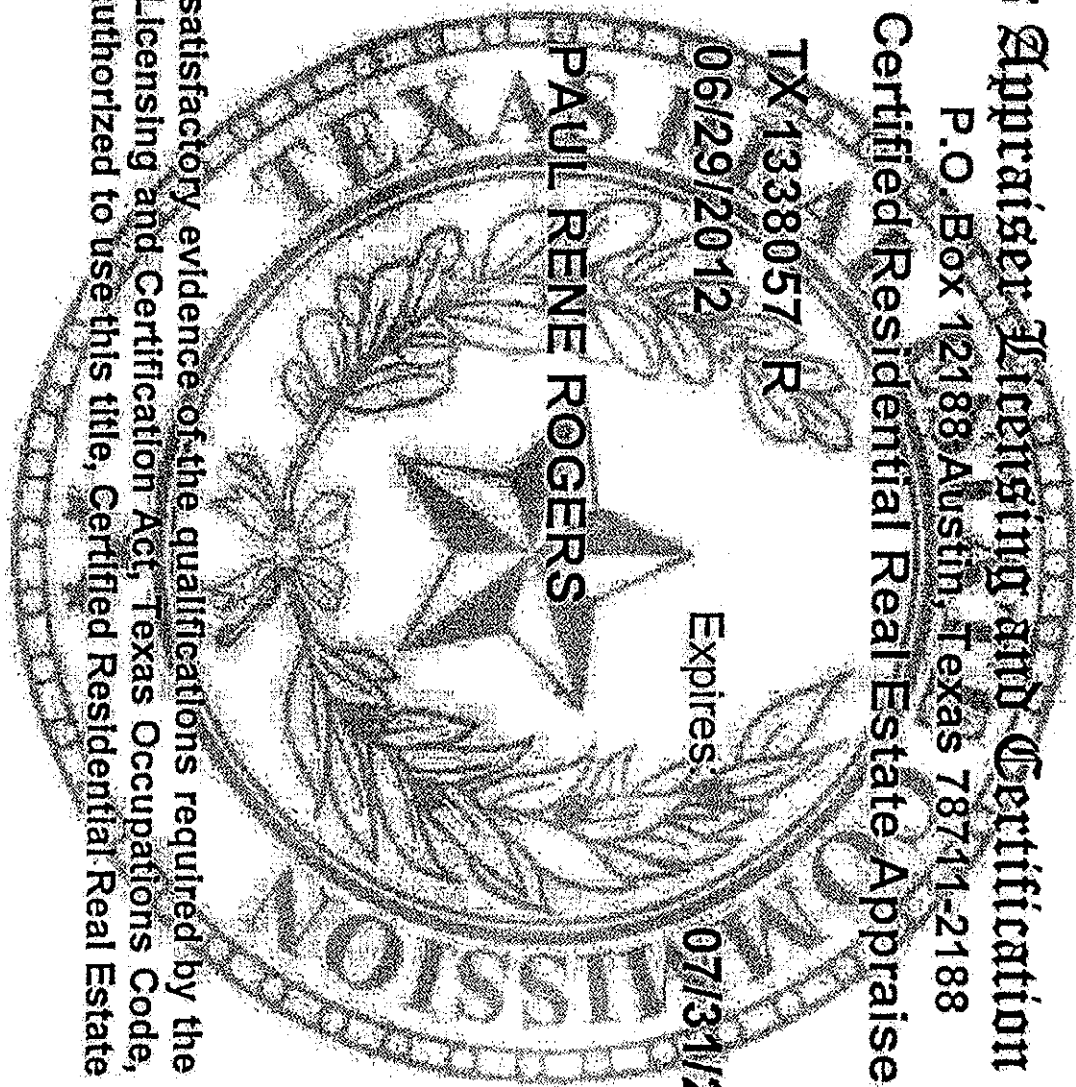
Certified Residential Real Estate Appraiser

Number: TX 1338057/R

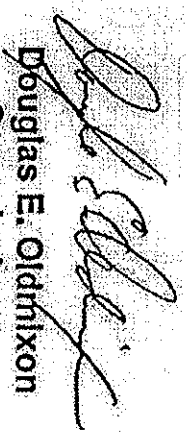
Issued: 06/29/2012

Expires: 07/31/2014

Appraiser: PAUL RENE ROGERS



Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified Residential Real Estate Appraiser.

  
Douglas E. Oldmixon  
Commissioner

**EXHIBIT B**

**EVALUATION CRITERIA**

**“Professional Appraisal Services Pool”  
(Including all funding sources, programs, and entities)**

**RFQ No. 2014-006-12-11-SGS**

**Appraisal Haus has read and understands the criteria listed within  
Exhibit “B” of RFQ No. 2014-006-12-11-SGS**

**EXHIBIT C**

**INSURANCE REQUIREMENTS**

**“Professional Appraisal Services Pool”  
(Including all funding sources, programs, and entities)**

**RFQ No. 2014-006-12-11-SGS**

# Insurance Requirement Acknowledgment

I, George Jaime Salazar II, authorized representative for Appraisal Haus  
Company/Vendor

hereby acknowledge receipt of the County's required insurance limits. Said requirements:

- will be acquired within 10 working days after notification from Purchasing Department of award of project by the Hidalgo County Commissioners' Court;
- will acquire additional amounts required to meet the County's requirements within 10 working days after notification from Purchasing Department of award of project by the Hidalgo County Commissioners' Court; currently carry the following

Professional Liability (Errors & Omissions): \$ 1,000,000

Automobile Liability: \$ 1,000,000 General Liability: \$ 1,000,000

- have already been met, see attached copy of insurance certificate.

  
\_\_\_\_\_  
Authorized Representative

12/10/13  
\_\_\_\_\_  
Date

## Notice to Proposer:

A certificate of insurance for the required insurance limits shall be provided to the Purchasing Department's Contract Managers in order to qualify for award and to execute a contract between your Company and the County

Failure to provide Certificates of Insurance to the Purchasing Department's Contract Managers will cause the award to be rescinded and re-awarded to next qualified vendor. Certificates of Insurance will be monitored and verified on a quarterly basis to ensure coverage policy is in place. It is the Company's obligation to maintain the appropriate insurance coverage throughout the term of the contract.

**THIS FORM MUST ACCOMPANY YOUR PACKET**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/09/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> JOSE LUIS GONZALEZ JR. AGENCY 2770 E EVANS RD STE 100 SAN ANTONIO TX 78259 - 2752		<b>CONTACT NAME:</b> PHONE (A/C, No, Ex): E-MAIL ADDRESS: FAX (A/C, No):															
<b>INSURED</b> GEORGE J SALAZAR DBA APPRAISAL HAUS 502 W KUHN ST EDINBURG TX 78541 - 3224		<b>INSURER(S) AFFORDING COVERAGE</b> <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : NATIONWIDE MUTUAL FIRE INSURANCE COMPAN</td> <td>23779</td> </tr> <tr> <td>INSURER B : NATIONWIDE MUTUAL INSURANCE COMPANY</td> <td>23787</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>		INSURER	NAIC #	INSURER A : NATIONWIDE MUTUAL FIRE INSURANCE COMPAN	23779	INSURER B : NATIONWIDE MUTUAL INSURANCE COMPANY	23787	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER	NAIC #																
INSURER A : NATIONWIDE MUTUAL FIRE INSURANCE COMPAN	23779																
INSURER B : NATIONWIDE MUTUAL INSURANCE COMPANY	23787																
INSURER C :																	
INSURER D :																	
INSURER E :																	
INSURER F :																	

**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC			ACP BPOF 5505888385	01/28/2013	01/28/2014	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
B	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			ACP BA 5505888385	01/28/2013	01/28/2014	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED      RETENTION \$						EACH OCCURRENCE	\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATUTORY LIMITS	OTHER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

**CERTIFICATE HOLDER**                      **CANCELLATION**

Hidalgo County Attn: Purchasing Department 2812 S. Hwy 281 Edinburg TX 78539	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE Jose L. Gonzalez Jr.
---	---

© 1988-2010 ACORD CORPORATION. All rights reserved.

**Affidavit & Indemnity Agreement**

Date: 12/16/13

Affiant: George Jaime Salazar II D/B/A Appraisalhaus

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant.

Affiant George Jaime Salazar II states he is a sole proprietor doing business as Appraisalhaus. Affiant will provide services for Hidalgo County under a Hidalgo County RFQ Description# 2014-006-12-11-SGS- "Professional Appraiser Services Pool".

Affiant further states that he has no employees and does not anticipate employing any during the term of this contract. In the event Affiant does employ any staff during the contract, Affiant shall immediately notify Hidalgo County and obtain the Workers Compensation required by law.

Affiant agrees to indemnify, defend and hold harmless the County of Hidalgo and its agents, employees and elected officials from and against any and all claims, suits, demands and causes of action, of any kind or nature, arising out of or in any way relating to the services performed by Affiant

Further Affiant sayeth not.



Printed Name of Affiant: George Jaime Salazar II

SWORN AND SUBSCRIBED TO under oath before me on 12-16-13

Dina I Ramos

Notary Public, State of Texas



# Real Estate Appraisers Professional Liability



**Liberty**  
 Surplus Insurance Corporation  
 Member of Liberty Mutual Group

Date Issued	Policy Number	Previous Policy Number
02/04/2013	LSI012289-002	LSI012289-001

## LIBERTY SURPLUS INSURANCE CORPORATION

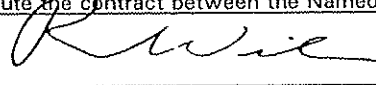
(A Stock Insurance Company, hereinafter the "Company")  
 175 Berkeley Street  
 Boston, MA 02117

THIS IS A CLAIMS MADE AND REPORTED POLICY. PLEASE READ IT CAREFULLY.

### Item DECLARATIONS

<p>1. <b>Customer ID:</b> 165126  <b>Named Insured:</b>                  APPRAISAL HAUS                  George Jaime Salazar II                  502 West Kuhn Street                  Edinburg, TX 78541</p>	<p>This insurance contract is with an insurer not licensed to transact insurance in this state and is issued and delivered as surplus line coverage under the Texas insurance statutes. The Texas Department of Insurance does not audit the finances or review the solvency of the surplus lines insurer providing this coverage, and the insurer is not a member of the property and casualty insurance guaranty association created under Chapter 462, Insurance Code. Chapter 225, Insurance Code, requires payment of a 4.85% percent tax on gross premium.</p>
<p>2. <b>Policy Period:</b>  <b>From:</b> 02/10/2013                      <b>To:</b> 02/10/2014                  12:01 A.M. Standard Time at the address stated in Item 1.</p>	
<p>3. <b>Deductible:</b> \$1,000                      Each Claim</p>	
<p>4. <b>Retroactive Date:</b>                      02/10/2012</p>	
<p>5. <b>Inception Date:</b>                      02/10/2012</p>	
<p>6. <b>Limits of Liability:</b>                  A. \$1,000,000                      Each Claim                  B. \$1,000,000                      Aggregate</p>	<p><b>The Limit of Liability for Each Claim and in the Aggregate is reduced by Damages and Claims Expenses as defined in the Policy.</b></p>
<p>7. <b>Mail All Notices to Agent:</b></p>	<p><b>Robert C. Wiley</b>                  LIA Administrators &amp; Insurance Services                  1600 Anacapa Street                  Santa Barbara, California 93101                  (805) 963-6624; Fax: (805) 962-0652</p>
<p>8. <b>Annual Premium:</b>                      \$1,387.00                  +                      \$67.27 Surplus Lines Tax</p>	
<p>9. <b>Number of Appraisers:</b>                      1</p>	
<p>10. <b>Forms attached at issue:</b>                      LIA002S (10/11) GPO 4839 (04/10) LIA TX NOTICE (03/10) LIA012 (08/11)                  LIA013 (08/11) SC-9 (04/11)</p>	

This Declarations Page together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Real Estate Appraisers Professional Liability Insurance Policy shall constitute the contract between the Named Insured and the Company.

By  \_\_\_\_\_  
 Authorized Signature

**EXHIBIT D**

**CONFLICT OF INTEREST QUESTIONNAIRE**

**“Professional Appraisal Services Pool”  
(Including all funding sources, programs, and entities)**

**RFQ No. 2014-006-12-11-SGS**

# CONFLICT OF INTEREST QUESTIONNAIRE

## FORM CIQ

For vendor or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.

A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

### OFFICE USE ONLY

Date Received

2470394

1 Name of person who has a business relationship with local governmental entity.

George JAIME SALAZAR, II

2  Check this box if you are filing an update to a previously filed questionnaire.

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3 Name of local government officer with whom filer has employment or business relationship.

N/A

Name of Officer

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?

Yes

No

B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

Yes

No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

Yes

No

D. Describe each employment or business relationship with the local government officer named in this section.

N/A

4

[Signature]  
Signature of person doing business with the governmental entity

12/10/13

Date

-----  
Official Receipt for Recording In:  
-----

Hidalgo County Clerk  
P.O. Box 58  
Edinburg, TX 78540

Issued To:

JORGE JAIME SALAZAR II  
502 WEST KOHN  
956-386-1500  
EDINBURG TX 78541

-----  
Recording Fees  
-----

Document Description	Number	Recording Amount
Recording	2470394	26.00
CONFLICT OF INTEREST		

-----  
Collected Amounts  
-----

26.00

Payment Type	Amount
HAST/VISA/DISC CC 1001	26.00
-----	
	26.00

Total Received : 26.00  
Less Total Recordings: 26.00  
-----  
Change Due : .00

Thank You  
ARTURO GUJARDO JR. - County Clerk  
By - Marylou Cantu

Receipt# Date Time  
1409570 12/10/2013 10:20a

ARTURO GUAJARDO, JR  
County Clerk  
100 North Closner  
P.O.Box 58  
Edinburg TX 78540

---

Receipt

Location: 0

Employee: 58

---

Transaction Information

---

Transaction Type: Clerk Fees  
ID: 1001  
Year: 2013  
Amount Due: \$26.00  
Convenience Fee: \$2.50  
Total Amount Due: \$28.50

---

Payment Information

---

Payment Method: Credit Card  
Card Type: American Express  
Card Holder Name: SALAZAR/GEORGE J  
Reference #: 38797  
Transaction #: VREJA2EBE194  
Authorization #: 140423  
Processed Date: 12/10/2013  
Processed Time: 10:23:20 AM

---

Transaction Details

---

Phone #:

---

Home

Thank you for your payment!

Your credit card statement will reflect this transaction with the name  
GOVERNMENT PAYMENTS.

If you should have any questions regarding your credit card transaction you can  
call us at 956-682-3466 during our business hours of 8:00 AM to 5:00 PM Central  
Standard Time on Monday through Friday.

Copyright 2012.

Hidalgo County  
Arturo Guajardo Jr.  
County Clerk  
Edinburg, TX 78540



70 2013 02470394

Instrument Number: 2013-2470394

Recorded On: December 10, 2013

As  
Recording

Parties:

To

Billable Pages: 1

Number of Pages: 2

Comment: CONFLICT OF INTEREST

**\*\* Examined and Charged as Follows: \*\***

Recording	26.00
Total Recording:	26.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2013-2470394  
Receipt Number: 1405570  
Recorded Date/Time: December 10, 2013 10:20A

**Record and Return To:**

JORGE JAIME SALAZAR II  
RETURN TO CUSTOMER  
TX

User / Station: M Cantu - Cash Station 03



STATE OF TEXAS  
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, TX

**EXHIBIT E**

**PROPOSER'S AFFIDAVIT**

**“Professional Appraisal Services Pool”  
(Including all funding sources, programs, and entities)**

**RFQ No. 2014-006-12-11-SGS**

**EXHIBIT "E"**  
**PROPOSER'S AFFIDAVIT**

**PROPOSER'S AFFIDAVIT OF NON-COLLUSION  
NON-CONFLICT OF INTEREST, AND ANTI-LOBBYING  
FOR "REAL ESTATE APPRAISERS POOL"**

STATE OF TEXAS  
COUNTY OF HIDALGO

Affiant, George Jaime Salazar II, being first duly sworn, deposes that:

- (1) Affiant does hereby state neither the Proposer nor any of the Proposer's officers, partners, owners, agents, representatives, employees, or parties in interest, has in any way colluded, conspired, agreed, directly or indirectly with any person, firm, corporation, or other proposer, or potential proposer, to provide any money or other valuable consideration for assistance in procuring or attempting to procure a contract or fix the prices in the attached proposed or the proposal of any other proposer, and further states that no such money or other reward will be hereinafter paid.
- (2) Affiant further states they have neither recommended or suggested to Hidalgo County or any of its officials or employees, any of the terms or provisions set forth in their Request for Proposal and subsequent agreement, except at a meeting open to all interested proposers, of which proper notice was given.
- (3) Affiant, further states their officers, employees, or agents have not, and will not attempt to lobby, directly or indirectly, the Hidalgo County Commissioner's Court between proposal submission date and award by the Hidalgo County Commissioner's Court.
- (4) Affiant further states no officer, or stockholder of the Proposer is a member of the staff, or related to any employee of the Hidalgo County except as noted herein below:

Signature/Title: \_\_\_\_\_  
\_\_\_\_\_



Subscribed and sworn to before me this 10<sup>th</sup> day of December, 2013.

Elvira Hernandez

My commission expires: 08-07, 2016

**VENDOR'S APPLICATION & W-9 FORM**

**“Professional Appraisal Services Pool”  
(Including all funding sources, programs, and entities)**

**RFQ No. 2014-006-12-11-SGS**



## Request for Taxpayer Identification Number and Certification

Give Form to the  
 requester. Do not  
 send to the IRS.

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return) <b>George Jaime Salazar II</b>	
	Business name/disregarded entity name, if different from above <b>D/B/A Appraisal Haus</b>	
	Check appropriate box for federal tax classification (required): <input checked="" type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate  <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____  <input type="checkbox"/> Other (see instructions) ▶ _____	
	<input type="checkbox"/> Exempt payee	
	Address (number, street, and apt. or suite no.) <b>502 West Kuhn Street</b>	Requester's name and address (optional)
City, state, and ZIP code <b>Edinburg, Texas 78541</b>		
List account number(s) here (optional)		

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number										
4	6	3	-	9	9	-	8	6	7	8

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number									
			-						

### Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶ <b>12/10/13</b>
------------------	----------------------------	------------------------

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

#### Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

**CERTIFICATION REGARDING DEBARMENT**

**“Professional Appraisal Services Pool”  
(Including all funding sources, programs, and entities)**

**RFQ No. 2014-006-12-11-SGS**

**Certification  
Regarding Debarment, Suspension Ineligibility**

As is required by the Federal Regulations Implementing Executive Order 12549, Debarment and Suspension, 45 CFR Part 76, Government-wide Debarment and Suspension, in the applicant certifies, to the best of his or her knowledge and belief, that both it and its principals:

- a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency;
- b. Have not within a three-year period preceding this bid/proposal and/or application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction or contract under a public transaction, violation of federal or state antitrust statutes or commission of embezzlement, theft, theory, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- c. Are not presently indicted for or otherwise criminally or civilly charged by a government entity with commission of any of the offenses enumerated herein; and
- d. Have not within a three-year period preceding this bid/proposal and/or application had one or more public transactions terminated of cause or default.

Signature:  \_\_\_\_\_

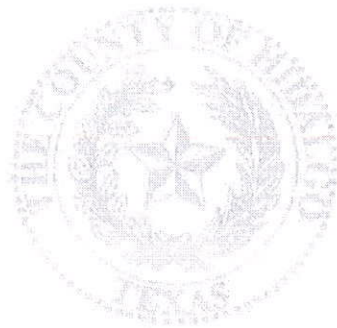
Print Name: George Jaime Salazar II

Title: owner

Telephone Number: 956-867-6398

Date: 12/10/13

If the proposer is unable to certify to all of the statements in this Certification, such proposer should attach an explanation to this proposal.



**HIDALGO COUNTY**  
(Including all funding sources, programs, and entities)  
**REQUEST FOR QUALIFICATIONS**  
**PROFESSIONAL APPRAISALS SERVICES POOL**

RFQ No.: 2014-006-12-11-SGS

**RFQ SUBMITTAL CHECK LIST**

All forms listed below must be included in the RFQ response.

Indicate with a check mark (✓) the Forms completed and included in this response:

- Page 9 of Legal Notice
- Exhibit "C" -Acknowledgement forms (pages 3 and 4)
- Exhibit "D" -CIQ Form -Copy of County Clerk File Recording fee receipt.
- Exhibit "E" -Proposers Affidavit
- Vendor Bidder Application and IRS form W-9
- Certification Regarding Debarment
- One Original, 7 Copies, and 2 CD's containing a complete copy of Response.

  
SIGNATURE

12/10/13  
DATE