

5.13 Reconsideration of Value Form



Reconsideration of Value

In order to facilitate the Reconsideration of Value process, please use this form when appealing an appraisal.

SUBJECT PROPERTY INFORMATION

Subject Property Address: _____
 Loan Number: _____ Appraisal Date: ___/___/___ Original Value: _____
 Is this an FHA Appraisal: Yes No If Yes, FHA Case Number: _____
FHA disputes may need FHA underwriter approval before proceeding.
 Requestor Name: _____ Requestor Company: _____ Relationship: _____

PLEASE CONSIDER THE FOLLOWING WHEN DETERMINING APPROPRIATE OR BETTER COMPARABLES

In order to assure the best possible response from the appraiser, we are asking you to reduce your number of sales that the appraiser reconsider to only three. In helping you narrow your selection here is a list of common pitfalls that we would like you to avoid:

- Providing comps that are already in the report
- Providing comps much larger or much smaller in hopes to develop a price per sq ft defense – appraisers need to say within a 20% size range unless no other comps exist.
- Providing comps that did not yet close as of the date of inspection – an appraiser cannot use sales after this date.
- Providing comps that are outside of the market area – the appraiser cannot over look homes in the immediate market and will only cross over to other similar markets when no sales are available within.
- Providing comps that are all newer and fully remodeled when the subject is not and there are sales of similar condition available.
- Providing comps that all need upward adjustments – (meaning they are all inferior in some way) as investors will not accept an appraisal in which there are all upward adjustments.

Please consider this information when selecting your best 3 sales and take a minute to explain why you believe each of your three sales are a better representation of the subject than what is already in the report.

REASON FOR DISPUTE

- The report contains incorrect data or omissions.
 Better comps were available.
 Adjustments were incorrect or not accounted for.

Please fill in below the comparable sales you would like to be considered. Please limit comparables to three.

	Comp 1	Comp 2	Comp 3
Street Address			
City			
Data Source			
Date of Sale			
Sales Price			
Year Built			
GLA			
Comments			

ADDITIONAL GUIDELINES

- Do not offer opinions about the report, unless corrections and/or omissions need to be made.
- Please avoid giving value conclusions
- Please do not mention a final dollar amount of market value or a range of values you desire.
- AVM's or other appraisals will not be submitted to the appraiser to compare or comment on.
- You may be asked to redraft this Value Reconsideration, if Guidelines are not followed.



Reconsideration of Value

Summary of the Appeal

If you handwrite your data below, please PRINT in a legible manner.