

Appraisal Rebuttal Form



Loan#

_____ Date

APPRAISAL REBUTTAL INSTRUCTIONS:

Please submit the following for an appraisal rebuttal:

- Completely fill out the rebuttal form, incomplete forms will be rejected.
- Include no more than 3 confirmed closed sales from the subject's market area.
- Comparable sales are described as follows:
 - Comparable sales within 90 days from the effective date of the appraisal.
 - Comparable sales within a similar distance or closer than the sales used in the appraisal report.
 - Comparable sales with similar square footage (within 20% of the subject), room count and other amenities such as pool, upgrades, site, etc.
- If a correction is requested to the appraisal please submit supporting documentation such as public records or plans showing a different square footage or room count. Please note that public records are not always correct.

Unacceptable rebuttals include:

- Providing any reference to a value or value range.
- Submitting several rebuttals – Multiple rebuttal requests can be perceived as an attempt to influence the appraiser's value. Please be sure that all information is included at the time of submission as we will only submit one rebuttal to the appraiser.
- Rebuttals dated 30 days after the effective date of appraisal.

Service Levels:

- Rebuttals will take at least 48 hours to complete.
- Due to current legislation and Appraiser Independence Requirements we cannot provide a review on a rebuttal.

Appraisal Rebuttal Form



Loan # _____

Date _____

OVERVIEW:

Requested By (Name/Title) _____

Requestor's Email Address _____

Lender Name _____

Requestor's Phone Number _____

Appraisal Property Address _____

Transaction Type: Purchase Refinance

DETAILS:

Comparable 1: Property Address _____

Sales/Listing Price

Sold Date

Proximity to Subject

Comparable 2: Property Address _____

Sales/Listing Price

Sold Date

Proximity to Subject

Comparable 3: Property Address _____

Sales/Listing Price

Sold Date

Proximity to Subject

ADDITIONAL COMMENTS/DETAILS:

***** FORM MUST BE COMPLETED TO BE PROCESSED *****

Upload the completed form to the FCB website for review by the underwriter. If warranted by the underwriter; the underwriter will upload FLCB website which will be forwarded to the applicable appraiser who will make the ultimate determination based on the data received.