

Request for Appraisal Dispute

*****PLEASE READ THESE INSTRUCTIONS COMPLETELY BEFORE SUBMITTING THE REQUEST*****

Subject Property/File or Loan number:

Client Name/Number:

This request form will need to be filled out in its entirety and submitted via integration (if required) or emailed to: nan-disputes@nan-amc.com. Please be sure that you have included all the information/additional sales you would like reviewed and considered because **we will only contact the appraiser one time concerning a dispute** to ensure there is no pressure or undue influence and to protect all parties.

Submission of this request is confirmation that the info/sales you have sent completes the data for your dispute request. If you do not have all the data at this time, please wait to submit.

1. Acceptable information for a dispute:
 - a. Additional market data including sales that closed within one year of the effective date (up to 3 sales)
 - b. Information regarding the Subject and/or Comparables utilized in the appraisal that is incorrect or not included and is materially relevant to the conclusions in the report
 - c. Documentation the appraiser's sketch/GLA is incorrect
 - d. Previous appraisal from within the last 12 months for supporting data
 - e. You must fill in the online form. We cannot adequately process or track the request otherwise.

2. Before submitting comparable data for review, please read below to review common submission mistakes. We have one opportunity to offer a Dispute to the appraiser, a well-supported Dispute is necessary.
 - a. Supplying sales already used by the appraiser in the report.
 - b. Supplying active/pending listings. Please do not include active listings or pending sales. These are typically discredited by the appraiser.
 - c. Supplying sales that all have a substantially larger or smaller size than the subject (typically +/-20-25%).
 - d. Supplying sales farther away than those already used.
 - e. Supplying sales that have better amenities/condition/quality. The alternate sales you supply must be like, or better, than those the appraiser has used.
 - f. Supplying sales based on the "price per square foot" methodology. The appraisal process requires the consideration of many more factors than this basic pricing method can include.
 - g. Presented data may not have sold after the effective date of the appraisal.

Dispute Comp. 1			
Property Address:			
City:		State:	
Data Source:		MLS Number:	
Sales Price:		Date of Sale:	
GLA:		Approx. Distance:	
Dispute Comp. 2			
Property Address:			
City:		State:	
Data Source:		MLS Number:	
Sales Price:		Date of Sale:	
GLA:		Approx. Distance:	
Dispute Comp. 3			
Property Address:			
City:		State:	
Data Source:		MLS Number:	
Sales Price:		Date of Sale:	
GLA:		Approx. Distance:	

Supply comments for correction or concerns to analysis:

The Dispute request is for the appraiser to consider all information supplied; Nationwide Appraisal Network cannot provide direct or indirect instruction to the appraiser. This is a request of the appraiser (not NAN) to reconsider alternate sales, review analysis or correct any factual data.

The appraiser has complete independence from all parties in the transaction. When the appraiser responds to the reconsideration, we will audit the report to confirm the response is reasonable.

Keep in mind, the appraiser carries the full weight and burden of any conclusions and analysis within their report. If the appraiser rejects the alternate sales, explanation will be in the report.

www.nan-amc.com | 888-760-8899

Questions? Email: Nan-Disputes@nan-amc.com