

Reconsideration of Value Request Form

Loan Number:

Borrower(s) Name:

Property Address:

Effective Date of Appraisal:

Appraiser Name:

A Reconsideration of Value (ROV) is a request for the appraiser to reconsider the analysis and conclusions of the appraisal. This request may ask for a correction, or for a reevaluation of the appraised value based on information not present on the appraisal report.

WHAT YOU NEED TO DO

Complete this Reconsideration of Value (ROV) Request Form, providing detailed and accurate information regarding any issues the appraiser should consider, such as additional comparable sales, or incorrect data.

Submit the completed and signed form, along with any supporting documentation, to your Broker or Account Manager.

The Lender will confirm receipt of your ROV request and advise you of the next steps in the ROV process.

Note: You may only submit one reconsideration of value (ROV) request per appraisal.

PURPOSE OF THE RECONSIDERATION OF VALUE

Select the reason(s) for requesting a Reconsideration of Value (check all that apply):

There are errors or omissions in the appraisal report, including incorrect data or mathematical errors.

Comparable sales data is inadequate and does not accurately reflect the property value.

Appraisal reflects discriminatory practices or a bias that may have influenced the value determination.

Other

IMPORTANT

To maintain Appraiser Independence requirements, do not include your own opinion of the property's value or a suggested value range. Do not provide a previous appraisal or reference a previously appraised value.

RECONSIDERATION OF VALUE SUMMARY

Provide a summary of the reason(s) for requesting the reconsideration of value (ROV). Identify and describe any areas of the appraisal report that you believe are unsupported, inaccurate, or deficient.

Comparable Sales: You may provide comparable sales information to support your reconsideration of value request.

- A maximum of five (5) comparable sales may be provided for the appraiser review.
- Comparable sales provided must have closed prior to the appraisal effective date.
- The source of the information must be provided, such as the MLS listing or property records.
- Comparable sales should have similar characteristics to the subject property, such as design, living area, room count, and lot size, and should be located within the same market area.
- Comparable sales should have closed within twelve (12) months prior to the appraisal effective date. If a comparable sale closed more than six (6) months prior to the appraisal effective date, explain why you believe it is an appropriate comparison to the subject property.
- Provide details as to why the new data is superior to the comparable sales selected by the appraiser.
- Active or pending listings will not be considered.



Comparable Sale 1:

Street Address:

City:

State:

Zip:

MLS#:

Sale Price	Date of Sale	Bedrooms	Bathrooms	Proximity to Subject Property	Finished Area Above Grade	Site Size	Below-Grade Area/Basement

Data Source/Why This Sale Is a Better Comparable:

Comparable Sale 2:

Street Address:

City:

State:

Zip:

MLS#:

Sale Price	Date of Sale	Bedrooms	Bathrooms	Proximity to Subject Property	Finished Area Above Grade	Site Size	Below-Grade Area/Basement

Data Source/Why This Sale Is a Better Comparable:

Comparable Sale 3:

Street Address:

City:

State:

Zip:

MLS#:

Sale Price	Date of Sale	Bedrooms	Bathrooms	Proximity to Subject Property	Finished Area Above Grade	Site Size	Below-Grade Area/Basement

Data Source/Why This Sale Is a Better Comparable:

Comparable Sale 4:

Street Address:

City:

State:

Zip:

MLS#:

Sale Price	Date of Sale	Bedrooms	Bathrooms	Proximity to Subject Property	Finished Area Above Grade	Site Size	Below-Grade Area/Basement

Data Source/Why This Sale Is a Better Comparable:

Comparable Sale 5:

Street Address:

City:

State:

Zip:

MLS#:

Sale Price	Date of Sale	Bedrooms	Bathrooms	Proximity to Subject Property	Finished Area Above Grade	Site Size	Below-Grade Area/Basement

Data Source/Why This Sale Is a Better Comparable:



If additional space is needed, attach additional pages to this request.

SUBMISSION

I/We have read and understood the Reconsideration of Value Disclosure and have completed the Reconsideration of Value Request Form using accurate and complete information.

Borrower Name

Borrower Signature

Co-Borrower Name

Co-Borrower Signature

