



Value Appeal Request

Property Address: _____

Borrower: _____

Loan # _____

Value Appeal Guidelines:

Offer facts/additional appropriate sales data regarding appraisal report, and cite your source.

a. Additional comps should have closed within last 3 months.

b. Additional comps should be within 1 mile, within 20% of subject's GLA, and within 10 years of the subject's effective age.

c. Double check your comps' addresses – often times, the appraiser has already included them.

- **Do not offer opinions about the report, unless corrections and/or omissions need to be made.**
- **Please avoid giving value conclusions on the new sales data you may be offering.**
- **Please do not mention a final dollar amount of market value or a range of values you desire.**
- **You will be asked to redraft this Request for Value Reconsideration, if guidelines are not followed.**
- **AVM values, from any source should not be mentioned.**

Please provide the rationale for this request for a value reconsideration, which must be based on one or more of the following specific criteria:

1. There is an error or omission on the appraisal for the subject that when corrected should alter the opinion of value set by the appraiser:

2. There is an error or omission on the appraisal for a comparable that when corrected should alter the opinion of value set by the appraiser:

3. There were other recent sales/comparables that were not used in the report that should have been considered (recent sales are 90 days prior to the inspection date):

Comp 1

Address: _____
Date of Sale: _____ Sale Price: _____ Data Source: _____
Comments: _____

Comp 2

Address: _____
Date of Sale: _____ Sale Price: _____ Data Source: _____
Comments: _____

Comp 3

Address: _____
Date of Sale: _____ Sale Price: _____ DataSource: _____
Comments: _____

Comp 4

Address: _____
Date of Sale: _____ Sale Price: _____ Data Source: _____
Comments: _____

Comp 5

Address: _____
Date of Sale: _____ Sale Price: _____ Data Source: _____
Comments: _____

