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Request for Value Reconsideration

Property Address: _____ Borrower: _____

Person requesting value reconsideration: _____

Contact email: _____

Please provide the rationale for this request for a value reconsideration following these guidelines:

GUIDELINES:

- Offer additional appropriate comparable sales, or data regarding the appraisal report, and cite your source(s).
 - a. Additional comparables should have closed within the last 3 months from the effective date of the appraisal. (Sales closed after the effective date will not be considered.)
 - b. Additional comparables should be within 1 mile, within 20% of subject's GLA, and within 10 years of the subject's effective age.
 - *If any parameters need to be extended on the above, comparables should not have larger variances or be older than the comparables originally provided in the appraisal report.
 - c. Double check your comparables' addresses – often times, the appraiser has already included them.
 - d. **NOTE: Pending, Contingent or Active Listing comparables will not be considered.**
- Do not offer opinions, or any estimate values, unless corrections and/or omissions need to be made.
- Avoid giving value conclusions, final dollar amount, or a range of values which you desire based on the new sales data you may be offering. This is considered influence under AIR guidelines and will not be provided to appraiser.
- AVM or BPO values, from any source, will not be considered. This may include Zillow, Yahoo, or any other online based program which offers instant estimated values.
- You may be asked to redraft this Value Reconsideration, if Guidelines are not followed.

1. Additional comparables for review (No more than 3 will be considered)

1. _____
2. _____
3. _____

2. There is an error or omission on the appraisal report for the subject property that when corrected may alter the opinion of value set by the appraiser: