



MORTGAGE SOLUTIONS FINANCIAL

Request for Reconsideration of Value

SUBJECT PROPERTY INFORMATION

Subject Property Address: _____

Loan Number: _____ Appraisal Date: ____/____/____ Original Value: _____

Is this an FHA Appraisal: Yes No If Yes, FHA Case Number: _____

FHA disputes need FHA underwriter approval before proceeding.

“A reconsideration of value is a request to the FHA Roster appraiser to reconsider the analysis and conclusions of his or her appraisal based on information that was not presented on the appraisal report, but was relevant to the appraisal and available to the appraiser in the normal course of business as of the effective date of the appraisal.”

“The lender’s underwriter” can request a reconsideration of value from the FHA Roster appraiser. This means that an FHA loan applicant who disagrees with the appraisal would need to discuss the situation with the lender. That doesn’t guarantee that an appeal or reconsideration of value will be submitted. Appealing an appraisal can’t be done simply because the borrower or seller disagrees with the value given to the property.

PLEASE CONSIDER THE FOLLOWING

We are asking you to reduce your number of sales that the appraiser reconsider to only three. In helping you narrow your selection here is a list of common pitfalls that we would like you to avoid:

- Providing comps that are already in the report
- Providing comps much larger or much smaller – appraisers need to say within a 20% size range unless no other comps exist.
- Providing comps that did not yet close as of the date of inspection – an appraiser cannot use sales after this date.
- Providing comps that are outside of the market area – the appraiser cannot over look homes in the immediate market and will only cross over to other similar markets when no sales are available within.
- Providing comps that are all newer and fully remodeled when the subject is not and there are sales of similar condition available.

REASON FOR DISPUTE

- The report contains incorrect data or omissions.
- Better comps were available.
- Adjustments were incorrect or not accounted for.

Requestor Name: _____ BRANCH/Company: _____ MANAGER APPROVAL _____



ADDITIONAL GUIDELINES

*Do not offer opinions about the report, unless corrections and/or omissions need to be made.
 Please avoid giving value conclusions
 Please do not mention a final dollar amount of market value or a range of values you desire.
 Other appraisals will not be submitted to the appraiser to compare or comment on, including AVM's
 You may be asked to redraft this Value Reconsideration, if Guidelines are not followed.
 Do not attach anything to request form.*

Please fill in below the comparable sales you would like to be considered. Please limit comparable to three.

| | Comp 1 | Comp 2 | Comp 3 |
|-----------------------|---------------|---------------|---------------|
| Street Address | | | |
| City | | | |
| Data Source | | | |
| Date of Sale | | | |
| Sales Price | | | |
| Year Built | | | |
| GLA | | | |
| Comments | | | |

Please give Brief Summary Below