



Reconsideration of Value

Request Form

If you would like to raise any concerns about the property appraisal performed during the application process, please provide the details which support your basis for this Reconsideration of Value (ROV) request. If the form provides insufficient space, feel free to include additional information in your email or a separate word document. The more information you provide, the better we will be able to address your concerns. Should you have any questions about how to complete the form, contact your loan officer.

Once the form is complete, please email the form and any supporting documentation to your loan officer.

Contact Information

Borrower Full Name (First Name, Last Name): _____

Loan Officer Name (First Name, Last Name): _____

Appraisal Information

Loan Number: _____

Subject Property Address: _____

City: _____ State: _____ Zip: _____

Effective Date of Appraisal: _____

Appraiser's Name (First Name, Last Name): _____

General Guidelines of Acceptable Comparable Sales:

Comparable sales must be for a closed purchase. Current listings or contingent sales cannot be considered.

- The closed date of the comparable sale must be no more than 12 months prior to the effective date on your appraisal and cannot be after the effective date on your appraisal.
- The comparable sale should be proximate to your home. While proximity may vary based on the rural or urban location of your home, keep in mind that the closer (and more similar in characteristics) the comparable, the more likely it will be considered appropriate and acceptable. If you live in a subdivision, condominium project, or PUD, recent sales in your development of similar homes are the most persuasive.
- Comparable sales should have similar characteristics including the style of the home, size of the lot, gross living area, room/bedroom/bathroom count, age, condition, and quality of construction but they need not be identical.

In the Comments section, please explain why you believe the comparable sale(s) listed below are superior to those selected by the appraiser. Please attach additional pages if necessary.

Comparable Sale No. 1:

Comp Address:	Data Source:	Sale Price:	Date of Sale:	Proximity to Subject:
_____	_____	_____	_____	_____
Beds:	Baths:	Site Size:	GLA:	Basement size:
_____	_____	_____	_____	_____
Comments:				

Comparable Sale No. 2:

Comp Address:	Data Source:	Sale Price:	Date of Sale:	Proximity to Subject:
_____	_____	_____	_____	_____
Beds:	Baths:	Site Size:	GLA:	Basement size:
_____	_____	_____	_____	_____
Comments:				

Comparable Sale No. 3:

Comp Address: _____ Data Source: _____ Sale Price: _____ Date of Sale: _____ Proximity to Subject: _____

Beds: _____ Baths: _____ Site Size: _____ GLA: _____ Basement size: _____

Comments:

Comparable Sale No. 4:

Comp Address: _____ Data Source: _____ Sale Price: _____ Date of Sale: _____ Proximity to Subject: _____

Beds: _____ Baths: _____ Site Size: _____ GLA: _____ Basement size: _____

Comments:

Comparable Sale No. 5:

Comp Address: _____ Data Source: _____ Sale Price: _____ Date of Sale: _____ Proximity to Subject: _____

Beds: _____ Baths: _____ Site Size: _____ GLA: _____ Basement size: _____

Comments:

Thank you for completing the Reconsideration of Value (ROV) Form. Please email the completed form and any supporting documentation to your loan officer. We will follow up with you soon!

NMLS #440574