

# Reconsideration of Value Form

If you have concerns about the property appraisal during the application process, please share the details that support your Reconsideration of Value (ROV) request on this form. If the form doesn't have enough space, you can include more information in your email or a separate document. Providing more details will help the appraiser address your concerns.

For questions about completing the form, contact [appraisals@callequity.net](mailto:appraisals@callequity.net) or your Loan Officer. Once complete, email the form and any supporting documents to [appraisals@callequity.net](mailto:appraisals@callequity.net).

Borrower name: \_\_\_\_\_ Loan Number: \_\_\_\_\_

Property Address: \_\_\_\_\_

Appraiser's Name: \_\_\_\_\_ Effective date of Appraisal: \_\_\_\_\_

Name of person requesting ROV: \_\_\_\_\_ Date of ROV request: \_\_\_\_\_

## *Appraiser Independence requirements:*

*Federal law prohibits influencing an appraiser's value through coercion, collusion, compensation, or intimidation. When submitting your ROV Request Form, please avoid stating your opinion on the desired value. You may, however, include the contract purchase price or prior sale price. Please do not provide prior appraisals, you may however provide comps from prior appraisal if they meet the criteria outlines below.*

*By filling out this form, you are providing verifiable facts for reconsideration of the appraisal. Subjective statements cannot be reviewed, so ensure all items are supported by documentation and explanations.*

## Purpose of ROV(select all that apply):

- Correct and/or explain errors or omissions in the appraisal report
- The comparable sales used in the appraisal are not the most appropriate
- Appraisal was influenced by bias or discrimination

## ROV Request Reason Summary:

Please explain the reason for this ROV request. If the request includes additional comparable sales for the appraiser to consider, fill out the details for each proposed comparable in the next section.

---

---

---

**Comparable Selection** – Provide no more than five comparable sales not used in the original appraisal report

### **General guidelines for Acceptable comp sales:**

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

- The comparable sale should be proximate to your home. While proximity may vary based on the rural or urban location of the property, keep in mind that the closer (and more similar in characteristics) the comparable, the more likely it will be considered appropriate and acceptable. If your home is in a subdivision, condominium project, or PUD, recent sales in the 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.

Please provide a concise narrative below each comparable to explain why you believe the comparable provided is superior to those selected by the appraiser.

**Comp #1** Address: \_\_\_\_\_

Proximity of property	Sale Price	Date of Sale	Beds	Bath	Site Size	Gross Living Area	Basement

Data Source: \_\_\_\_\_

Reason comp is superior: \_\_\_\_\_

**Comp #2** Address: \_\_\_\_\_

Proximity of property	Sale Price	Date of Sale	Beds	Bath	Site Size	Gross Living Area	Basement

Data Source: \_\_\_\_\_

Reason comp is superior: \_\_\_\_\_

**Comp #3** Address: \_\_\_\_\_

Proximity of property	Sale Price	Date of Sale	Beds	Bath	Site Size	Gross Living Area	Basement

Data Source: \_\_\_\_\_

Reason comp is superior: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Comp #4** Address: \_\_\_\_\_

Proximity of property	Sale Price	Date of Sale	Beds	Bath	Site Size	Gross Living Area	Basement

Data Source: \_\_\_\_\_

Reason comp is superior: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Comp #5** Address: \_\_\_\_\_

Proximity of property	Sale Price	Date of Sale	Beds	Bath	Site Size	Gross Living Area	Basement

Data Source: \_\_\_\_\_

Reason comp is superior: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Once complete, please email this form and all supporting documentation to [appraisals@callequity.net](mailto:appraisals@callequity.net) to initiate the dispute.

Any questions should be directed to your Loan Officer.