



Reconsideration of Value (ROV) Form

Subject Property					
Property Address:					
City:		State:		Zip Code:	
Loan Number:		FHA:		Case #:	
Requestor:		Relationship:			
Phone:		Email:			

Instructions: We welcome and encourage you to use the Appraisal Reconsideration process to bring to light any concerns you may have with the appraisal report. The lender must fully complete this form and upload the document within the order online. You can expect a response within one (1) to four (4) business days of submitting your appeal. Requests received after 5pm PST will be processed the following business day.

Once completed and reviewed you will be contacted by AAG with the appraiser's response. Only 1 (one) ROV is permitted. If you have any questions, please contact Accelerated Appraisal Group as soon as possible.

Reason for Reconsideration

Please indicate which of the follow you are requesting:

- Correction (the report contains incorrect data or is missing information)
- Reconsideration (additional sales were available)
- Adjustments (incorrect or features not accounted for)

Please include the MLS or property records information from public records when submitting additional sales for consideration. Supporting data and their respective data sources should also be referenced and included when requesting the correction of data and/or adjustments.

Sales Selection Guidelines

AAG will consider the ROV when there is a factual error or errors in the appraisal or relevant sales were excluded.

To ensure the best possible response from the appraiser, we are asking that you reduce your number of sales to be considered to only three (3). Please consider the following when determining appropriate sales:

- Do not provide sales that are already included in the report.
- Do not use a price-per-square-foot methodology as this is not an approved valuation method.
- Do not use active or pending listings or sales that have closed after the effective date of the appraisal.
- Avoid sales that are significantly larger or smaller than the Subject.
- Avoid using dissimilar sales (i.e.: location, condition, utility, etc).
- Avoid using sales that are less proximate than those included in the report.

Remember, the investors are not going to accept sales that are outside the market area or require significant adjustments when there are more similar homes available within the defined neighborhood market.

Additional Sales

Please include the sales for consideration below and limit the number of sales to just three (3). Each sale must be settled and closed prior to the Effective Date of the appraisal. Do not include pending sales or active listings.

	Sale #1	Sale #2	Sale #3
APN/MLS #			
Address			
City			
Sale Date			
Sale Price			
Site Size			
Year Built			
Square Feet			
Bed/Bath			
Data Source			

Additional Comments

Please provide evidence to support the appraiser's conclusions, adjustments and or data are incorrect.

Additional Guidelines

AAG will examine the entire ROV request. Do not submit a prior appraisal or AVM completed on the Subject property for the appraiser to comment on or compare data; it will be rejected. Instead, you can list the comps used or data from that appraisal if you feel they are relevant.

The language in the ROV cannot lead the appraiser to a value conclusion and do not ask for a specific value to support a purchase price or a loan amount. The appeal should focus on fact's rather than someone's opinion.

If this ROV does not include appropriate support or is not in compliance with the AIR within the Interagency Guidelines, it will be returned to you for revisions.

Client Authorization and Approval

Name:

By entering your name above, you authorize and approve this Reconsideration of Value (ROV) form.