

Reconsideration of Value (ROV) Request Form

Note to Borrower: Please complete the Reconsideration of Value (ROV) required fields below and email to your designated Loan Officer and/or Processor. If you need assistance with the completion of this ROV request form, please contact your designated Loan Officer.

Note to Appraiser: Please deliver a revised appraisal report that includes specific commentary explaining the conclusions to this ROV request

Client/Requestor Information

Client: a Mortgage Boutique
Requestor:
Lender Loan Number:

Borrower Information

Borrower:
Co-Borrower:

Property Information

Subject Property Address:
City: **State:** **Zip Code:**
Subject Property Type:
Sales Price:
Map:

Appraisal Information

File ID: **Appraiser:**
Appraisal Effective Date:
Appraised Value:

Reason for Reconsideration of Value/Description of Deficiencies *(If provided space is insufficient, you may include supplementary details on a separate word document and provide along with this completed form):*

General Guidelines of Acceptable Comparable Sales

- Only include relevant comparable sales as of the effective date of the appraisal.
- The comparable sale must be a finalized purchase; listings or contingent sales are not eligible for consideration.
- The closing date must not exceed 12 months prior to (or later than) the effective date of the appraisal.
- A minimum of two (2) comparables must be provided, with a maximum of five (5). The comparable sale(s) must be in close proximity to the subject property. While the definition of proximity may differ based on whether the subject property is located in a rural or urban area, closer comparables that exhibit similar characteristics are more likely to be deemed suitable and acceptable. If the subject property is within a subdivision, condominium complex, or planned unit development (PUD), recent sales of similar homes within the community hold greater relevance.
- The Gross Living Area (GLA) of the comparable should closely match that of the subject property; in general, the variance in GLA should be within +/-20% of the subject property.
- Comparable sales should share similar attributes, including home style, lot size, GLA, room/bedroom/bathroom count, age, condition, and construction quality.

Submit up to five (5) comparable properties to support request for reconsideration of value:

Comparable 1:

Property Address:

Sales Price:

Date of Sale:

MLS#:

Age of Property:

Square Footage:

Site Size:

Proximity of the Subject Property:

Additional Comments:

Comparable 2:

Property Address:

Sales Price:

Date of Sale:

MLS#:

Age of Property:

Square Footage:

Site Size:

Proximity of the Subject Property:

Additional Comments:

Comparable 3:

Property Address:

Sales Price:

Date of Sale:

MLS#:

Age of Property:

Square Footage:

Site Size:

Proximity of the Subject Property:

Additional Comments:

Comparable 4:

Property Address:

Sales Price:

Date of Sale:

MLS#:

Age of Property:

Square Footage:

Site Size:

Proximity of the Subject Property:

Additional Comments:

Comparable 5:

Property Address:

Sales Price:

Date of Sale:

MLS#:

Age of Property:

Square Footage:

Site Size:

Proximity of the Subject Property:

Additional Comments: