

Got Appraisals Appraisal Reconsideration of Value (ROV) Form

Please read & follow the instructions below before submitting a Reconsideration of Value in order to avoid any delays.

Once completed and reviewed you will be contacted by Got Appraisals with the Appraiser's response. You can expect a response within three (3) to four (4) business days of submitting your appeal; requests received after 3:00pm PST will be processed the following business day.

Only 1 (one) ROV is permitted as multiple attempts can be construed as pressure by the Appraiser. If you have any questions, please contact the Dispute Department at Got Appraisals as soon as possible.

Got Appraisals will examine the entire ROV request. Do not submit a prior appraisal, AVM, BPO or CMA 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.

Reason for Reconsideration

Please indicate in your email which of the follow you are requesting:

Correction (the report contains incorrect data or is missing information)

Reconsideration (additional sales were available but were omitted)

Adjustments (incorrect or features not accounted for)

Sales Selection Guidelines

To ensure the best possible response from the Appraiser, please limit the number of sales to be considered to only four (4) maximum. Please also 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.

Please consider the following when determining appropriate sales:

- o Do not provide sales that are already included in the report.
- o Do not use a price-per-square-foot methodology as this is not an approved valuation method.
- o Do not use active or pending listings or sales that have closed after the effective date of the appraisal.
- o Avoid sales that are significantly larger or smaller than the Subject.
- o Avoid using dissimilar sales (i.e.: location, condition, utility, etc.).
- o 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 readily available within the defined neighborhood market. Each Sale must be settled and closed prior to the Effective Date of the Appraisal.

Please note; websites such as Zillow, Redfin, Trulia, etc., are for entertainment purposes only and are not considered reliable data sources by Appraisers.