



Reconsideration of Value

A Reconsideration Request may be submitted when additional market information exists or additional facts about the subject that were not included in the original appraisal are found to be missing, incomplete or inaccurate.

A Reconsideration is requested as a result of a disagreement with the appraisal report opinion(s) based on additional data not included in the original appraisal report. The completion of this request may or may not result in a change to the report or the value opinion. Do not submit any analysis that points to a specific value or value range. (e.g. Zillow.com value estimate, AVM).

Adhering to appraiser independence requirements, we cannot instruct an appraiser to remove or add information to the report, but rather consider the new information provided. Please note that we will only provide one opportunity to go back to the appraiser in regard to this reconsideration. This means that once a request has been reviewed and a decision is made, we will not be able to accept additional reconsideration requests for the same property. This policy includes rental properties; however the borrower is entitled to question both sale and rental data in the reconsideration of value process.

****Equity Solutions reserves the right to modify the information in this form to remove anything deemed inappropriate. ****

Order Information

Loan Number	
AMC Order Number	
Borrowers Last & First Name	
Property Address	
Appraised Value	
Effective Date of Appraisal	

Requested By

Requestor Name:	
Company & Role:	
Phone:	
Email:	



Reconsideration of Value Guidance

The guidelines presented are based upon appraisal methodology and are the basis for choosing sales for residential appraisals. Appraisers strive to use the best comparable sales available, and any data presented will be compared to the original analysis to determine if the sales should be utilized.

1. All sales need to be closed prior to the effective date of the appraisal. Present the most recent sale data available, older sales (not to exceed 12 months) may be appropriate in situations when market conditions have impacted the availability of recent sales or if the subject is in a rural area.
2. Sales presented should have similar location and physical characteristics, the sale data does not need to be identical to the subject but should appeal to the same buyer that would consider purchasing the subject property.
3. If the reconsideration of value request is for a rental property, the guidelines above apply. The rental data presented should offer similar location, physical characteristics, and use. Example: If the subject is a single family, please present single family rentals or if the subject is a two- family home present rental data from a two-family unit.
4. For subject property inconsistencies or factual errors, please outline any concerns and feel free to supply and supporting documentation.
5. We are unable to consider the following sources as support for a reconsideration of value: Automated Valuation Models, Prior Appraisal Reports, or data from consumer-based websites including but not limited to Zillow, Redfin, and Trulia. The sources noted do not meet the requirements for credible data, AVMs and consumer websites often lack specific information regarding the subject's physical characteristics or location. Prior appraisal reports are considered confidential and intended only for the lender for whom they were originally completed. You may review an AVM, consumer-based website or a prior appraisal report and extract any sales that you feel are comparable to the subject.

Listing or pending sales - Listings that were in effect prior to the effective date of the appraisal may be submitted with closed sales. Listing or pending sales alone may not be sufficient to justify a change in the appraisal report.

Subject is New Construction - The following builder sales are acceptable for consideration. (1) Verifiable competing builder sales; and (2) Subject builder sales verified through and independent source(s), such as, a disinterested party to the subject transaction or a signed and dated HUD-1.



Subject Facts in Dispute (please use the following space to include this information)

--

Sales

Sale 1

Address:	
Date of Sale:	
Distance from Subject:	
Sales Price:	
GLA (not including Basement)	
Basement & Finish	
Extra Amenities	
Why sale is more relevant to Subject	

Sale2

Address:	
Date of Sale:	
Distance from Subject:	
Sales Price:	
GLA (not including Basement)	
Basement & Finish	
Extra Amenities	
Why sale is more relevant to Subject	

**Sale3**

Address:	
Date of Sale:	
Distance from Subject:	
Sales Price:	
GLA (not including Basement)	
Basement & Finish	
Extra Amenities	
Why sale is more relevant to Subject	

Sale4

Address:	
Date of Sale:	
Distance from Subject:	
Sales Price:	
GLA (not including Basement)	
Basement & Finish	
Extra Amenities	
Why sale is more relevant to Subject	



Rental

Subject Facts in Dispute (please use the following space to include this information)

Rental 1

Address:	
Lease Date:	
Distance from Subject:	
Monthly or Short-term Rate	
GLA (not including Basement)	
Basement & Finish	
Extra Amenities	
Why the Rental is more relevant to Subject	

Rental 2

Address:	
Lease Date:	
Distance from Subject:	
Monthly or Short-term Rate	
GLA (not including Basement)	
Basement & Finish	
Extra Amenities	
Why the Rental is more relevant to Subject	

**Rental 3**

Address:	
Lease Date:	
Distance from Subject:	
Monthly or Short-term Rate	
GLA (not including Basement)	
Basement & Finish	
Extra Amenities	
Why the Rental is more relevant to Subject	

Rental 4

Address:	
Lease Date:	
Distance from Subject:	
Monthly or Short-term Rate	
GLA (not including Basement)	
Basement & Finish	
Extra Amenities	
Why the Rental is more relevant to Subject	