

REQUEST FOR FNMA PROPERTY VALUE DISPUTE

Examples of Acceptable Information for a Reconsideration:

A Reconsideration Request may be submitted when additional market information exists or additional facts about the subject's physical condition exist that were not included in the original appraisal. Reconsideration is conducted as a result of a disagreement with appraisal report opinion(s) based on additional data not included in the original appraisal report. The completion of Reconsideration may or may not result in a change to the report or the value opinion.

Refer to the possible Reconsideration items listed below, which may include comparables that closed prior to the effective date of the value being disputed AND/OR evidence of property condition/repair or hazard issues. Check the applicable box(es) and provide any necessary supporting or clarifying information.

Examples of Unacceptable Information for a Reconsideration:

- Do not submit Listings or Pending Sales
- No Commercial Property will be accepted

Complete, yet concise, summary of dispute outlining why value should be reviewed:

ASSET INFORMATION:

Date:	Loan Number #:	Borrower Name:
Property Address:		
City:	State:	Zip:

ADDITIONAL COMPARABLE INFORMATION SUBMITTED FOR RECONSIDERATION (Limit to 3-6 comparables)

Additional Comparable Information: <ul style="list-style-type: none"> ● Closed sales - List address, verifiable source document (MLS, public record), and closing date of additional comparables. Additional comparables submitted must be recent, proximate and similar and must have closed prior to the effective date of the dispute. Please provide between three and six comparables. 				
Sale	Closed Date	Verifiable Doc or MLS#	New Comps Must Be: 1 - Similar in features 2 - Located close to subject 3 - Closed recently 4 - Similar in condition Answer Yes or No	Comparable Address
\$				
\$				
\$				
\$				
\$				
\$				

CONCERNS REGARDING COMPARABLES FOR RECONSIDERATION

Provide any necessary commentary regarding the comparables provided above. If comments are not also provided, the issue may not be addressed.		
<input type="checkbox"/> The following information is being provided regarding the noted comparable :	Comparable(s) #: _____ Comparable(s) #: _____ Comparable(s) #: _____ Comparable(s) #: _____ Comparable(s) #: _____ Comparable(s) #: _____	Comment: _____ Comment: _____ Comment: _____ Comment: _____ Comment: _____ Comment: _____

OTHER CONCERNS FOR RECONSIDERATION

Check the box for each applicable additional item for Reconsideration. If comments are not also provided, the issue may not be addressed.

Property Condition, Repair, or Hazard:

Provide a summary of the Condition Issue, Repair or Hazard:

All of the following documentation is required:

Line Item itemized repair estimate from a licensed contractor or engineer on business letterhead with costs to cure

Legible color photos of damages are provided

OR

Inspection Report (must also include photos)

All documentation including the MLS sheets of provided comparables in PDF format (in color), photos of condition/ repair/ hazard issues, or line item itemized repair estimates should be included with this form when it is returned to your Specialist.