



REQUEST FOR VALUE RECONSIDERATION

Please submit this form and additional information as conditions with the initial appraisal upload.

IMPORTANT: This form must be submitted with the original appraisal on the first time the appraisal is submitted to MMI.

A Reconsideration Request may be submitted when additional market information or facts about the subject that were not included in the original appraisal exist, and the information is materially relevant to the conclusions in the appraisal report (e.g. opinion of value, property condition rating, housing trends, etc). The completion of the Reconsideration Request form 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)

Order Information

Loan #		AMC Order #			
Last Name		First Name			
Property Address					
City		State		Zip	
Current Value		Date of Appraisal			

Requestor Information Only:

Requested by		Phone		Company	
Requestor's Email		Return Reconsideration to			

Subject Facts in Dispute

Additional Information to be considered or comments regarding factual data errors.

Comparable Property Information for Review

Additional Comparable Information:

***Closed Sales** - List address, verifiable source documentation (MLS, public record, contract #), and closing date of additional comparables. Additional comparables must be <90 days from appraisal effective date, proximate and similar, and must have closed prior to the effective date of the appraisal. A minimum of 2 and a maximum of 5 comps will be accepted.

***Listings or Pending Sales** - Not acceptable for value reconsideration.

***Subject is new construction** - The following builder sales are acceptable for consideration: (1) Verifiable competing builder sales; and (2) Subject builder sales verified through an independent source, such as the MLS.

Please supply comparable sales that are similar and proximate to the subject for consideration. Include MLS Ticket.

Comparable # 1

Property Address					
City		State		Zip	
Sales Price			Date of Sale		
Reported Heated Sq. Footage		Reported Actual Age		Reported Site Size	
Source of data					
APN/MLS#					

Comparable # 2

Property Address					
City		State		Zip	
Sales Price			Date of Sale		
Reported Heated Sq. Footage		Reported Actual Age		Reported Site Size	
Source of data					
APN/MLS#					

Comparable # 3

Property Address					
City		State		Zip	
Sales Price			Date of Sale		
Reported Heated Sq. Footage		Reported Actual Age		Reported Site Size	
Source of data					
APN/MLS#					

Comparable # 4

Property Address					
City		State		Zip	
Sales Price			Date of Sale		
Reported Heated Sq. Footage		Reported Actual Age		Reported Site Size	
Source of data					
APN/MLS#					

Comparable # 5

Property Address					
City		State		Zip	
Sales Price			Date of Sale		
Reported Heated Sq. Footage		Reported Actual Age		Reported Site Size	
Source of data					
APN/MLS#					

FHA Value Reconsideration Process

Reconsideration requests must be submitted with the initial appraisal submission and include at **least one or more** of the following in order to qualify for the continuance of the appeal process:

- Provide a previous appraisal dated no more than twelve 12 months prior to the effective date of the appraisal being appealed.
- Provide a minimum of 2 and up to 5 alternate open market sales, including all available data & MLS ticket that have closed within 90 days of the appraisal effective date. Note: Active listings and closed sales after the effective date of the appraisal will not be accepted.

A request for value reconsideration **does not** guarantee an adjustment in value. Once the appraisal has been reviewed by the underwriter, it is no longer eligible for a reconsideration of value.