

Value Reconsideration Email Template:

1. Hello %%first_name%%,

The appraisal for loan (_____) came in below value, and a reconsideration request can be requested. The value reconsideration process can be difficult if the request is not submitted properly, as only **one** value reconsideration per file is allowed. To prevent any delays, we wanted to reach out to advise when a value reconsideration request is permitted, and the different types of these requests.

The Requestor must provide a clear narrative when questioning the data in the appraisal report and provide documentation to support items of concern. Please see below for acceptable types of reconsideration requests:

- **Incorrect Adjustments:** Either the subject or a comparable have an adjustment that is inaccurate.
- **Structural Data:** Appraiser inaccurately reported key elements of the property or a comparable. Things such as square footage, bedroom, lot size, garage count, sale price, contract price etc.
- **Unconsidered Features:** The Appraiser missed recent renovations, upgrades, or key features that would directly affect the credibility of the report.
- **Additional Comparables:** Closed comparable sales that sold prior to the date the inspection took place (effective date) and were not included in the original report.

Please let me know if you have any questions or concerns regarding the different types of Value Rebuttal requests.

Thank you,

%%Client_Name%%