

Value Dispute Submission Form

(Required for all value dispute submissions)

Instructions: In order to open a valid value dispute, you must sufficiently demonstrate that the appraisal provided or the opinion of value is significantly flawed. This form must be completed by typing in the blank fields and then uploading to the case as a PDF file. You should submit sales that you believe to be more applicable than those utilized on the report by entering the required sales information below with insightful commentary on page two. If more than two sales are to be provided, multiple forms should be completed. Provide MLS sheets if available.

OR

If you believe that the Gross Living Area on the report is incorrect, please enter the GLA as stated on the appraisal report and what the broker/borrower believes is the actual GLA. Generally, the allowed variance for GLA discrepancies is within 10%. Appraisers take hand measurements of homes and do not defer to public records as they are sometimes incorrect. This is standard appraisal practice. When disputing GLA please explain exactly what area is inaccurate. **You should upload a supporting document with verifiable evidence that the GLA on the report is significantly inaccurate.** (Example: An official document from the subject's county, builder blueprint, etc.).

Loan Details	
Application #:	Request ID:
Borrower:	
Property Address:	

Sale 1	
Address:	
MLS Number:	
Sale Price:	
Sale Date:	
GLA / Site Size:	
Bed / Bath Count:	
Proximity:	
Number of stories:	
Basement (Y/N)	
Year Built (if new construction provide additional information on page 3 of this form):	

Check all applicable view / location influences:

<input type="checkbox"/> Water	<input type="checkbox"/> Golf Course	<input type="checkbox"/> Mountain	<input type="checkbox"/> Open Space	<input type="checkbox"/> Gated	<input type="checkbox"/> Subject's subdivision	<input type="checkbox"/> Other
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Sale 2	
Address:	
MLS Number:	
Sale Price:	
Sale Date:	
GLA / Site Size:	
Bed / Bath Count:	
Proximity:	
Number of stories:	
Basement (Y/N)	
Year Built (if new construction provide additional information on page 3 of this form):	

Check all applicable view / location influences:

<input type="checkbox"/> Water	<input type="checkbox"/> Golf Course	<input type="checkbox"/> Mountain	<input type="checkbox"/> Open Space	<input type="checkbox"/> Gated	<input type="checkbox"/> Subject's subdivision	<input type="checkbox"/> Other
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Gross Living Area Discrepancy	
GLA on Appraisal:	
GLA as entered by broker:	
% Difference:	

Broker/MC Notes:

Sale 1
<p>Describe in detail why this sale should be considered more applicable than comps on the appraisal (i.e. – <i>The suggested sale is more similar in terms of GLA than comp 1, more recent than comp 2 and more proximate than comp 3 or the suggested sale is a model match and located on the same street as the subject property, etc.</i>)</p>

Sale 2
<p>Describe in detail why this sale should be considered more applicable than comps on the appraisal. (i.e. – <i>The suggested sale is more similar in terms of GLA than comp 1, more recent than comp 2 and more proximate than comp 3 or the suggested sale is a model match and located on the same street as the subject property, etc.</i>)</p>

If suggested sales are new construction documentation such as but not limited to the following should be provided:

Information related to the subject's prior sale (if applicable):

- Plans and specs
- CD

Information related to the suggested sales:

- Plans and specs
- CD

Builder contact:

- Name:
- Title:
- Phone Number:
- E-mail address:

Additional Notes / Context

** Please note that supplying additional information, via this request does not guarantee a revision in value. Whether a revision of value is appropriate will be determined by the original appraiser.

** In order for sales to be considered they need to be more comparable (e.g., more proximate, more recent, more similar physical characteristics) and suggest that the original appraisal may be significantly flawed.