



Appraisal Value Rebuttal Form

This form is used for addressing issues with an appraisal's final value. This form must be filled out and forwarded to conditions@lenderschoiceamc.com. Lenders Choice AMC, LLC will entertain value rebuttals that have merit and include concerns over any perceived, real error, and or omissions in the appraisal report or pertinent data that illustrates a potential variance in the final value estimate. Lenders Choice AMC, LLC will **not** entertain requests for higher values that do **not** contain additional relevant, reasonable or reliable data that is applicable to the appraisal assignment being addressed.

Requirements

- Value rebuttal has to be 10% of the appraised value or greater.
- Submission should include three appropriate comps with sale dates and 'days on the market'. Only new sales comps or listings, or other factual data **not** previously considered by the appraiser can be the basis of a value rebuttal request. AVMs or prior appraisals are **not** permitted to support a value rebuttal request. Prior analysis as indicated in an appraisal or an AVM is **not** acceptable.
- Sale comps must have closed prior to the effective date of the appraisal.
- Forms should be returned to conditions@lenderschoiceamc.com. **No** direct contact with the appraiser is permitted.

Property Information	Appraisal Information *
Loan Number: _____	
FHA Case #: _____	Appraisal Completion Date: _____
Borrower Name: _____	Appraiser: _____
Address: _____ _____	Appraised Value: _____
	Borrower Estimate of Value: \$ _____
City: _____ State: _____	Appraisal Sent to Borrower: _____
Zip: _____	

* It is important to clearly identify which appraisal document the value rebuttal is based on. The borrower may receive a copy of the original appraisal and a review appraisal. The borrower must specifically identify which appraisal is being rebutted because it is the original appraiser who will be requested to respond to the rebuttal. Only one appraisal can be rebutted.

Additional Comparable Sale and Listing Data

Address/MLS#: _____

Sale/Listing Price: \$ _____ Date: _____

Comments: _____

Address/MLS#: _____

Sale/Listing Price: \$ _____ Date: _____

Comments: _____

Address/MLS#: _____

Sale/Listing Price: \$ _____ Date: _____

Comments: _____

Other Issues with Appraisal Report – Errors, Omissions, Pertinent Data

