



# Reconsideration of Value Request Form

Please provide complete and accurate details which support your basis for the reconsideration of value (ROV) request. If the form provides insufficient space, feel free to include additional information in your email or a separate word document. The more information you provide, the better the appraiser will be able to address your concerns. Should you have any questions about how to complete the form, contact [rov@pshmtg.com](mailto:rov@pshmtg.com). Once the form is complete, please email the form and any supporting documentation to: [rov@pshmtg.com](mailto:rov@pshmtg.com)

**Please do not supply more than 5 sold comparable for the appraiser to review**

## Purpose of Reconsideration of Value

I am submitting this ROV because of the following issues with the appraisal (select all that apply)

- Correct and/or explain errors and omissions in the appraisal report
- Inappropriate or incorrect comparable sales were used
- Appraisal was influenced by bias or discrimination

Date of ROV Request: \_\_\_\_\_

## General Guidelines

- Comparable sales must be for a closed purchase. Current listings or contingent sales cannot be considered.
- The closed date of the comparable sale must be no more than 12 months prior to the effective date on your appraisal and cannot be after the effective date on your appraisal.
- The comparable sale should be proximate to your home. While proximity may vary based on the rural or urban location of your home, keep in mind that the closer (and more similar in characteristics) the comparable, the more likely it will be considered appropriate and acceptable. If you live in a subdivision, condominium project, or PUD, recent sales in your development of similar homes are the most persuasive.
- Comparable sales should have similar characteristics including the style of the home, size of the lot, gross living area, room/bedroom/bathroom count, age, condition, and quality of construction but they need not be identical.
- The request form cannot be completed and submitted by a third-party on behalf of the borrower(s).

## Contact Information

Applicant Full Name (First Name, Last Name): \_\_\_\_\_

Loan Officer Name: \_\_\_\_\_

## Appraisal Information

Loan Number: \_\_\_\_\_

Property Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Appraiser's Name: \_\_\_\_\_

Effective Date of Appraisal: \_\_\_\_\_

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**ROV Request Reason**

Please explain the reason for this ROV request. If the request includes additional comparable sales for the appraiser to consider, fill out the details for each proposed comparable in the next section.

Please explain why you believe the comparable sales listed below are superior to those selected by the appraiser.

**1st Proposed Comparable Sale**

Proximity of subject	Sale Price	Date of Sale	Beds	Bath	Site Size	GLA	Basement

Comp Address/Data Source/Comments

*Please attach additional pages if text does not fit in this box*

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**2nd Proposed Comparable Sale**

Proximity of subject	Sale Price	Date of Sale	Beds	Bath	Site Size	GLA	Basement

Comp Address/Data Source/Comments

*Please attach additional pages if text does not fit in this box*

**3rd Proposed Comparable Sale**

Proximity of subject	Sale Price	Date of Sale	Beds	Bath	Site Size	GLA	Basement

Comp Address/Data Source/Comments

*Please attach additional pages if text does not fit in this box*

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### 4th Proposed Comparable Sale

Proximity of subject	Sale Price	Date of Sale	Beds	Bath	Site Size	GLA	Basement

Comp Address/Data Source/Comments

*Please attach additional pages if text does not fit in this box*

### 5th Proposed Comparable Sale

Proximity of subject	Sale Price	Date of Sale	Beds	Bath	Site Size	GLA	Basement

Comp Address/Data Source/Comments

*Please attach additional pages if text does not fit in this box*

**I/We acknowledge that I/We have read and understand the instructions and guidelines for requesting a Reconsideration of Value (ROV). I/We confirm that I/We have personally filled out and am submitting this form to request an ROV, certifying that all information provided is accurate and complete to the best of my knowledge.**

Borrower Signature: \_\_\_\_\_  
 Borrower Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

Co-Borrower Signature: \_\_\_\_\_  
 Co-Borrower Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_