



# Reconsideration of Value Request Form

If you would like to raise any concerns about the property appraisal performed during the application process, please provide the details which support your basis for this 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 we will be able to address your concerns. Should you have any questions about how to complete the form, contact [appraisaldesk@TLCLender.com](mailto:appraisaldesk@TLCLender.com) or your loan officer.

Once the form is complete, please email the form and any supporting documentation to:

[appraisaldesk@TLCLender.com](mailto:appraisaldesk@TLCLender.com)

## 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 or omissions in the appraisal report
- Inappropriate or incorrect comparable sales were used
- Appraisal was influenced by bias or discrimination

## General Guidelines of Acceptable Comparable Sales:

- 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.

## Contact Information

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

Loan Officer/VP of Home Lending Name: \_\_\_\_\_

## Appraisal Information

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

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

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

## ROV Request Reason Summary

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. If you have more than three proposed comparables, please include them in a separate document or email.

### 1st Proposed Comparable Sale

Proximity of Subject	Sale Price	Date of Sale	Beds	Bath	Site Size	GLA	Basement
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Comp Address/Data Source/Comments

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

### 2nd Proposed Comparable Sale

Proximity of Subject	Sale Price	Date of Sale	Beds	Bath	Site Size	GLA	Basement
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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
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Comp Address/Data Source/Comments

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

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Thank you for completing the Reconsideration of Value (ROV) form, please email the completed form and any supporting documentation to: [appraisaldesk@TLCLender.com](mailto:appraisaldesk@TLCLender.com)

We will connect with you soon!

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