

## Client Value Rebuttal Request Form (rev. 08/2016)

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The Lender reserves the right to question the findings of the appraisal report. This form is intended to allow a process to clearly document any specific concerns. The Requestor must provide a clear narrative in questioning the data in the appraisal report and provide documentation to support items of concern. Only one Value Rebuttal is permitted.

NOTE: If the report in question is an FHA report, please know that Underwriter approval is required to proceed with a Reconsideration of Value. By submitting this form, the Requestor acknowledges that Underwriter approval was received.

Directions for completing the CoesterVMS Value Rebuttal form:

- This form must be completed by the Lender only. Forms may not be completed by an agent, borrower, seller, etc.
- Additional sales provided for consideration must be settled sales, and must have closed prior to the effective date. No active listings or pending sales are permitted. An MLS, HUD-1 or public record sheet must be provided to the Reviewer to support the data provided by the Requestor.
- Additional sales must be similar to the subject and fall within parameters established by the appraiser for site size, age, and GLA. For example, if the subject is 2,000 sf in GLA and the range in GLA is 1,500 sf to 2,500 sf, additional sales provided should fall within that range. A sale with a GLA of 3,000 sf would not be permissible to provide for consideration. No more than three sales are allowable.
- Disagreements with data presented in the report should be accompanied with supporting data.

**\*\*CoesterVMS reserves the right to deny the request if the noted conditions are not met. \*\***

<b>Order Information</b>	
CoesterVMS Reference #:	Lender Loan #:
Subject Property Address:	Requestor name and company:

**Rebuttal Type:**

- |  |   |
|--|---|
| <input type="checkbox"/> Adjustments (current comparables) | <input type="checkbox"/> Structural/Spatial Inaccuracies<br><i>-sq. ft., room count, etc.</i>           |
| <input type="checkbox"/> Unconsidered Feature              | <input type="checkbox"/> Additional Comparables<br><i>-See Additional Comparables section and notes</i> |

**PLEASE NOTE:** We are unable to accept rebuttals with a value, value target or value range, as this would fall outside of USPAP compliance and Appraiser Independence. Rebuttals which contain any steering verbiage will be rejected.

**Comments (please be as specific as possible):**

## Additional Comparables Section

If the appraised value is in question, please provide the following information to support your rebuttal.

<b>The information below should not be sales and/or listings which were already utilized by the appraiser.</b>	
<b>Comparable 1</b>	
Address:	
Closed Date:	Sales Price:
Distance to Subject:	Living Area (above grade sq. ft.):
Site Size:	Actual Age:
Source Data (MLS, Public Records):	
<b>Comparable 2</b>	
Address: <i>Click here to enter text.</i>	
Closed Date: <i>Click here to enter text.</i>	Sales Price: <i>Click here to enter text.</i>
Distance to Subject: <i>Click here to enter text.</i>	Living Area (above grade sq. ft.): <i>Click here to enter text.</i>
Site Size: <i>Click here to enter text.</i>	Actual Age: <i>Click here to enter text.</i>
Source Data (MLS, Public Records): <i>Click here to enter text.</i>	
<b>Comparable 3</b>	
Address: <i>Click here to enter text.</i>	
Closed Date: <i>Click here to enter text.</i>	Sales Price: <i>Click here to enter text.</i>
Distance to Subject: <i>Click here to enter text.</i>	Living Area (above grade sq. ft.): <i>Click here to enter text.</i>
Site Size: <i>Click here to enter text.</i>	Actual Age: <i>Click here to enter text.</i>
Source Data (MLS, Public Records): <i>Click here to enter text.</i>	

You may contact us at 1-888-485-9203 or via email to [qc@coesterappraisals.com](mailto:qc@coesterappraisals.com) Thank you for your cooperation and we appreciate the opportunity to assist you!