

APPRAISAL REBUTTAL FORM

Requested By (Name and Company) _____

Requester Email Address _____

Date of Your Request _____

Appraisal File Number _____

Requester Phone Number _____

Appraisal Property Address _____

City, State, ZIP _____

County _____

Details:

You believe the Appraisal Report is?

Overvalued? Undervalued? Flawed? Other _____

Do you have additional comparables (Sold/Pending/Active) in response? No Yes, see comments:

Do you have additional Market Data in response? No Yes, see comments:

Do you have additional Data/Comments in response? No Yes, see comments:

Appraiser Independence Requirements state the following:

Acceptability of Subsequent Appraisals:

A Seller must not order, obtain, use, or pay for a second or subsequent appraisal in connection with a Mortgage financing transaction unless: (i) there is a reasonable basis to believe that the initial appraisal was flawed or tainted and such basis is clearly and appropriately noted in the Mortgage file, or (ii) such appraisal is done pursuant to written, pre-established bona fide pre- or post-funding appraisal review or quality control processes or underwriting guidelines, and so long as the Seller adheres to a policy of selecting the most reliable appraisal, rather than the appraisal that states the highest value, or (iii) a second appraisal is required by law.

Source Link: https://www.fanniemae.com/content/fact_sheet/appraiser-independence-requirements.pdf