

## SECOND APPRAISAL REQUEST 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](https://www.fanniemae.com/content/fact_sheet/appraiser-independence-requirements.pdf)

**Bias Certification**

Appraisers are contractually obligated to ensure their Appraisal reports comply with all applicable Laws and Regulations, including those that relate to Fair Housing. USPAP mandates that appraisers acknowledge the obligation to remain impartial and unbiased by including a signed certification in every report.