



## Reconsideration of Value (ROV) Request Form

After reading and understanding the Reconsideration of Value overview page, please provide complete and accurate information to support your basis for this reconsideration of value request. In addition to this form, please feel free to include additional information in your email or attached to your email. The more information you provide, the better the appraiser will be able to address your concerns. Please send all questions related to completing this form to our ROV team: [ROV@legendhomelending.com](mailto:ROV@legendhomelending.com) or to your loan officer.

### Once the form is complete, please email the form and the additional information to:

- General ROV Requests: [ROV@legendhomelending.com](mailto:ROV@legendhomelending.com)
- ROV Requests due to bias and/or discrimination concerns: [ROV.FAIR@legendhomelending.com](mailto:ROV.FAIR@legendhomelending.com)

### Purpose of Reconsideration of Value

- Select all options that apply

	<b>Corrections and/or Explanations to Factual Errors within the Appraisal Report.</b>
	<b>Additional Sold Comparable (sold prior to the effective date of the appraisal)</b>
	<b>Appraiser Conduct Concern</b>
	<b>Appraiser Bias and/or Discrimination</b>

### General Guidelines of Acceptable Comparable Sales

- Comparable Sale(s) must be for closed loan purchases only. Listings and Contingent Sales are not acceptable.
- The closed date of the comparable sale must be no more than 12 months prior to the effective date of the appraisal. Under no circumstances can the comparable sale be after the effective date of the appraisal.
- Provide a minimum of 2 additional comparable sales, but no more than 5 total comparable sales. Please do NOT supply more than 5 comparable sales.
- The comparable sale must be reasonably proximate to your home. Proximity may vary based on the urban or rural nature of your home.
- The comparable sale must have similar characteristics to your home to be considered acceptable. Examples of similar characteristics are (but not limited to) a house in a subdivision vs a condo; size of the house and/or the property; characteristics of the property include room/bedroom/bathroom count, age, condition, and quality of the construction.
- The gross living area (GLA) of the comparable sale is typically only 20% +/- of the subject property.

**Appraisal Information**

<b>Loan Number</b>	
<b>Property Address</b>	
<b>Effective Date of Appraisal</b>	

**Contact Information**

<b>Applicant Full Name</b>	
<b>Applicant Phone Number</b>	
<b>Loan Officer/Lender Contact</b>	

**Reconsideration of Value Request Summary** (attach additional pages if need more space for explanation)

**First Proposed Comparable**

<b>Address</b>	
<b>Date of Sale</b>	
<b>Sale Price</b>	
<b>Bed(s)</b>	
<b>Bath(s)</b>	
<b>Property Size</b>	
<b>Gross Living Area</b>	
<b>Notes/Comments</b>	

Second Proposed Comparable

<b>Address</b>	
<b>Date of Sale</b>	
<b>Sale Price</b>	
<b>Bed(s)</b>	
<b>Bath(s)</b>	
<b>Property Size</b>	
<b>Gross Living Area</b>	
<b>Notes/Comments</b>	

Third Proposed Comparable

<b>Address</b>	
<b>Date of Sale</b>	
<b>Sale Price</b>	
<b>Bed(s)</b>	
<b>Bath(s)</b>	
<b>Property Size</b>	
<b>Gross Living Area</b>	
<b>Notes/Comments</b>	

**Fourth Proposed Comparable**

<b>Address</b>	
<b>Date of Sale</b>	
<b>Sale Price</b>	
<b>Bed(s)</b>	
<b>Bath(s)</b>	
<b>Property Size</b>	
<b>Gross Living Area</b>	
<b>Notes/Comments</b>	

**Fifth Proposed Comparable**

<b>Address</b>	
<b>Date of Sale</b>	
<b>Sale Price</b>	
<b>Bed(s)</b>	
<b>Bath(s)</b>	
<b>Property Size</b>	
<b>Gross Living Area</b>	
<b>Notes/Comments</b>	

**Please Attach All Additional Documents to the Email with this Form**

**I/We have read and understood the Reconsideration of Value Overview page and have completed the Reconsideration of Value Form using factual and complete information.**

<b>Name</b>	
<b>Signature</b>	
<b>Date</b>	