



The Nation's Premier Real Estate Appraisal Management and Valuation Services Company
• Since 2004 •



Appraisal Rights and Responsibilities Disclosure

PropertyRate, at the request of your lender, has sourced and managed the delivery of an appraisal of the property securing your mortgage loan. When such an appraisal is completed in connection with a residential mortgage loan, borrowers are entitled to receive a copy of the appraisal report and a written disclosure informing them of the rights and responsibilities of the lender, appraiser and borrower with respect to appealing the appraisal report. The appraisal report and disclosure are to be provided to the borrower at the same time and not less than three (3) days prior to the closing of the loan.

While the appraisal report is prepared for the lender (who is the appraiser's client and intended user) to support their underwriting of the mortgage loan, a borrower has the right to access the report and request certain corrections (specifically to aspects of the report which may impact the appraiser's opinion of value), if there are areas of the appraisal report that are reasonably believed to be unsupported, deficient, exhibit unacceptable appraisal practices or reflect prohibited discriminatory practices. This process of appealing the appraiser's opinion of value, referred to as a Reconsideration of Value ("ROV") request, allows you to provide additional information that may impact the appraised value of the property.

Timing and Frequency of Permitted ROV Requests:

1. **Only One ROV Permitted:** A borrower is allowed to initiate only one ROV per appraisal.
2. **When to Submit an ROV:**
 - As soon as practical following your review of the appraisal report, if:
 - There are factual errors or omissions in the report;
 - You have identified property sales that occurred before the effective date of the appraisal, were not included in the appraisal report and are more comparable to your property than those included in the report;
 - There have been changes in your property market that that were not reflected in the report and could impact the property's value; or
 - There were indications of bias or discrimination on the part of the appraiser.
 - The ROV request must be submitted before the loan closing. After the loan has closed, an ROV request is no longer allowed.

Information Required to Validate and Submit an ROV Request:

To initiate an ROV, you must provide the following information:

1. **Borrower(s) Name:** Your full name as listed on the loan application.



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2. **Property Address:** The complete address of the property being appraised.
3. **Effective Date of the Appraisal:** The date on which the appraisal was conducted.
4. **Appraiser Name:** The name of the appraiser who performed the appraisal.
5. **Date of the ROV Request:** The date you are submitting the ROV request.
6. **Identification and Description of Deficiencies:** Clearly specify the data, calculations, commentary or conclusions that you reasonably believe are unsupported, deficient, exhibit unacceptable appraisal practices or reflect prohibited discriminatory practices and provide the rationale for such conclusions.

Additionally, you may provide the following in support of your ROV:

- **Additional Property and Market Data:** Additional data or documentation on market trends, the condition or quality of the subject property, and features of or fixtures in the subject property that may support your position.
- **Additional or Alternate Comparable Property Sales (“Comps”):** Up to **five (5) comparable property sales** that you believe more accurately reflect the value of the subject property, provided that such Comps must be valid (including, but not limited to having occurred on or prior to the Effective Date of the Appraisal) as determined by a subject matter expert and should be accompanied by the source of the data (e.g., MLS listing numbers) of such Comp.
- **Additional Explanation:** Additional commentary providing context to the data and Comps provided and support for why such information supports your request for a reconsideration of the appraised value.

The above information should be provided on your lender’s ROV form, which will be provided upon your request. The ROV form should be completed, signed and returned to your lender with any supporting documentation.

Lender’s and Appraiser’s Responsibilities:

1. **Appraisal Review:** Your lender is obligated to complete a review by an underwriter or other qualified subject matter expert (“SME”) of both the appraisal and your ROV request before submitting the request to the appraiser.
2. **Validation of Request:** The lender’s SME is obligated to ensure that the ROV request has sufficient detail to support a claim that a change to the opinion of value may be warranted.. If more information is needed, the lender will contact you to obtain the necessary details.
3. **Compliant Communication:** The lender is obligated to amend any ROV request submitted to an appraiser to exclude data that is not valid or consistent with uniform appraisal practices and generally accepted appraisal methodologies (e.g. a Comp that closed after the Effective Date or



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was materially different in size, location or condition than the subject property). Lenders and borrowers are also prohibited from making any comments that breach Appraiser Independence Requirements (e.g. making threats or offering incentives to an appraiser with respect to a change in opinion of value).

4. **Turn-Time Expectations:** The lender must communicate the time that may be reasonably expected for the appraiser to complete a response, in the form of an amended appraisal report, to your ROV request.
5. **Retention of Documentation:** All documentation and communications related to the initiation and outcome of an ROV must be retained in the loan file and appraisal work file for record-keeping purposes.
6. **Regulatory Reporting:** If material deficiencies identified in the appraisal report are not corrected or addressed by the appraiser upon request, or if there is evidence of unacceptable appraisal practices that cannot be corrected or addressed in the reasonable opinion of the lender's SME, the lender is obligated to forward the appraisal report and summary of findings to the appropriate appraisal licensing agency or regulatory board. The lender must also report suspected overt violations of anti-discrimination laws to the proper local, state, and federal agency. In such cases, the lender may obtain a second or subsequent appraisal report, for which the borrower may not be charged.
7. **Appraiser Response:** After receiving the ROV request from your lender, the appraiser must analyze the relevance of the information provided within the ROV request. Regardless of whether the ROV request results in a change in value or not, a revised appraisal must be provided within the defined time frame with a clear response to all the points in dispute outlining the appraiser's conclusion of why and how such data and commentary has been addressed in (or determined to have no impact on) the amended appraisal report and conclusion of value.

If you have any questions or need further assistance, please do not hesitate to contact your lender representative.