



**Nations Valuation Services**  
*There's No Place Like Nations...Since 1989*



**APPRAISAL CORRECTION and RECONSIDERATION FORM**

DATE: \_\_\_\_\_ CLOSING DATE: \_\_\_\_\_  
 LENDER/CLIENT \_\_\_\_\_ INQUIRER'S NAME/TITLE: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 FILE or ORDER NUMBER: \_\_\_\_\_ BORROWER \_\_\_\_\_  
 SUBJECT ADDRESS: \_\_\_\_\_

**Instructions:**

Nations Valuation Services is providing you an expedited process to relay your request in a timely manner. The following will provide you with an overview of the process and instructions for filling out the Appraisal Dispute Form.

***Your Lender and NVS comply with Appraiser Independence Requirements and therefore will not accept a request on the basis of value alone. All requests must be made due to the appraisal quality being one of the following:***

***-Missing or incorrect data within the report***

***-Missing more appropriate sales***

Please include the MLS or property records information from public records when submitting additional sales for consideration. Supporting data and their respective data sources should also be referenced and included when requesting the correction of data and/or adjustments.

NVS will consider the ROV when there is a factual error or errors in the appraisal or relevant sales were excluded. To ensure the best possible response from the appraiser, we are asking that you reduce your number of sales to be considered to only four (4). Please consider the following when determining appropriate sales:

- o Do not provide sales that are already included in the report.
- o Do not use a price-per-square-foot methodology as this is not an approved valuation method.
- o Do not use active or pending listings or sales that have closed after the effective date of the appraisal.
- o Avoid sales that are significantly larger or smaller than the Subject. o Avoid using dissimilar sales (i.e.: location, condition, utility, etc).
- o Avoid using sales that are less proximate than those included in the report



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Please include the sales for consideration below and limit the number of sales to just four (4). Each sale must be settled and closed prior to the Effective Date of the appraisal. Do not include pending sales or active listings.

	Sale #1	Sale #2	Sale #3	Sale #4
MLS# / APN				
Address				
Sale Date				
Sale Price				

**Reason for the request:**

Please send the form to [NVSescalations@nationsvs.com](mailto:NVSescalations@nationsvs.com). NVS will examine the entire ROV request. Do not submit a prior appraisal or AVM completed on the Subject property for the appraiser to comment on or compare data; it will be rejected. Instead, you can list the comps used or data from that appraisal if you feel they are relevant. The language in the ROV cannot lead the appraiser to a value conclusion and do not ask for a specific value to support a purchase price or a loan amount. The appeal should focus on fact's rather than someone's opinion. If this ROV does not include appropriate support or is not in compliance with the AIR within the Interagency Guidelines, it will be returned to you for revisions.

Client Authorized and Approval

Name: \_\_\_\_\_

By entering your name above, you authorize and approve this Reconsideration of Value (ROV) form