

FUNDLOANS

Date:

Dear Appraiser,

Please find attached a Reconsideration of Value form (“ROV”) which was submitted to us by our client-broker. If, after reviewing the ROV and considering it against the appraisal report that you submitted, you feel that a change in the appraisal is warranted, please revise your report accordingly and resubmit the entire report. Please remember to provide a revised sales grid, photographs and additional narrative (located in a separate and dated addendum either at the front or back of the appraisal report) explaining the relevance of the comparable sales included in the revised report. Please do not replace the sales included in the original appraisal. Instead, please include additional data and/or sales where needed and explain how the appraisal is being reconciled for the final appraised value.

FundLoans Capital strictly adheres to all applicable laws, rules, and regulations, including, but not limited to, Appraiser Independence Requirements (“AIR”). This ROV is not an attempt to unduly influence your determination of value. If you feel that this ROV has no merit, please state why in your signed and dated addendum.

Please respond by uploading one of the following into Appraisal Firewall:

1. A signed and dated addendum stating why no change is warranted
2. A revised report indicating changes made

Thank you for your time and consideration.

Sincerely,

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Subject Information	
Property Address:	
Loan Number:	
Requestor Name:	
Requestor NMLS Number:	
Requestor Phone:	
Requestor Email:	

Please fill out this form completely. Only one Reconsideration of Value form ("ROV") will be allowed. If you have any questions about the ROV, please contact [contact].

Reason for Reconsideration
<p>Please indicate the reason you are requesting a reconsideration of the appraisal:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Correction (the report contains inaccurate or incomplete information) <input type="checkbox"/> Reconsideration (additional sales data may warrant a revision of value) <input type="checkbox"/> Adjustments (property features are not accounted for) <p>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.</p>

Sales Selection Guidelines
<p>If additional sales are the basis of this ROV, please consider the following guidelines:</p> <ul style="list-style-type: none"> • Do not provide sales that are already included in the report. • Do not use a price-per-square-foot methodology as this is not an approved valuation method. • Do not use active or pending listings or sales that have closed after the effective date of the appraisal. • Do not use sales of a different property type (i.e.: SFR, Condo, etc.) • Avoid sales that are significantly larger or smaller than the Subject. • Avoid using dissimilar sales (i.e.: location, condition, utility, etc). • Avoid using sales that are less proximate than those included in the report.

Additional Sales				
Please include up to four additional sales below:				
	Sale #1	Sale #2	Sale #3	Sale #4
APN/MLS#				
Address				
City				
Sale Date				
Sale Price				
Lot Size				
Year Built				
Square Feet				
Bed/Bath				
Data Source				

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Additional Comments

Please provide additional comments and evidence that support your request for reconsideration:
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Legal Guidelines

The language in the ROV should not suggest a value conclusion to the appraiser. The ROV should merely contain facts which support reconsideration. FundLoans Capital strictly adheres to all applicable laws, rules, and regulations, including, but not limited to, Appraiser Independence Requirements (“AIR”). ROVs that fail to comply with all applicable laws, rules, and regulations will be given no consideration.

I hereby authorize and submit this Reconsideration of Value form.

REQUESTOR

Signature: _____

Name: _____

Date: _____