



Appraisal Dispute Form

Please describe reason for the dispute and provide source of supporting documentation. This is a **ONE-TIME** dispute form. Any additional submissions received after appraisal review/decision will not be reviewed.

Date:

Borrower's Name:

Property Address:

Loan Officer/Processors Name:

Phone:

Email:

Appraiser Select, LLC follows all regulation guidelines and therefore will not take 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 comparable(s)

If your request includes a proposed, estimated or requested value, it will not be processed.

Reason for request section: In order to process this request, you must have quality issues. Please list all quality issues recognized in the appraisal.

Additional More Relevant Comparable(s) (To be considers comps/sales must be CLOSED. ACTIVE LISTINGS will not be considered): Comparable(s) are a primary factor in most appraisals. If you have comps you feel are better than the ones used, please list below. All comps listed are considered. Appraisers must comply with various guidelines when determining which comps to utilize so remember any comps provided may not prove more relevant than those already in the report.

Alternative Comparable(s): Comparable(s) submitted must be superior to the comparable(s) chosen by the appraiser. (More recent, more similar, more proximate, etc...) Alternative comparable(s) provided which are not more similar to the subject than those used by appraiser will not be considered.

Subject Facts in Dispute:

Additional Information to be considered or comments regarding factual data errors:

Comparable Property Information for Review

*Please supply comparable sales that are similar, recent and or closer in proximity to the subject for consideration. **Please limit your comps to 3.** Please remember appraisers must compare apples to apples.*

Comp #1:

Property Address					
City		State		Zip	
Sales Price		Date of Sale			
Reported Heated Sq. Footage		Reported Actual Age		Reported Site Size	
Source of data					
APN / MLS#:					
Additional Comments / Data					

Comp #2:

Property Address					
City		State		Zip	
Sales Price		Date of Sale			
Reported Heated Sq. Footage		Reported Actual Age		Reported Site Size	
Source of data					
APN / MLS#:					
Additional Comments / Data					

Comp #3:

Property Address					
City		State		Zip	
Sales Price		Date of Sale			
Reported Heated Sq. Footage		Reported Actual Age		Reported Site Size	
Source of data					
APN / MLS#:					
Additional Comments / Data					