



TPO APPRAISAL RECONSIDERATION OF VALUE & SECOND APPRAISAL REQUEST PROCESS

TPO Appraisal Reconsideration of Value (ROV)

Overview

When an appraiser's opinion of value is not agreed upon by the parties involved in a mortgage transaction, please follow the steps below to request a reconsideration of value.

1. Fully complete the "UHM Appraisal Escalation: Reconsideration of Value" form.
 - a. In the "Optional" section, a brief summary of the justification reason(s) can be provided.
2. Upon completion, please email the "UHM Appraisal Escalation: Reconsideration of Value" form to collateralunderwriting@uhm.com
 - a. Within 2 business days, the UHM Collateral Underwriter will review the request to determine if there is sufficient evidence to support a rebuttal back to the Appraiser.
 - i. If the Collateral Underwriter determines there is sufficient evidence to reconsider the value, they will coordinate the submission of the request to the AMC.
 - ii. If the Collateral Underwriter determines there is not sufficient evidence to reconsider the value, they will communicate that decision to the Broker/NDC and Account Executive.
 - b. For requests that are approved and submitted to an AMC for review, the review time by the AMC may take up to 5 business days to be completed.
 - c. When the AMC responds and/or the appraisal revision is received by UHM, the UHM Collateral Underwriter will review within 2 business days.

Key Points Regarding Reconsideration of Value

- Brokers and Processors may NOT contact the AMC or the Appraiser directly or indirectly.

When analyzing comparables, keep in mind the following:

- Appraisers are required to use the best, most recent comparables available.
- When there is a comparable transfer on the same street, similar in style and number of bedrooms, and recently sold... it cannot be ignored.
- An Appraiser cannot decide to use a different style house as a comparable when there are plenty of similar style house transfers.
- Generally, Appraisers are looking for comparables sold within the last 90 days and within one (1) mile of the subject when available.
- There are times when a different style must be used because there are simply no other relevant comparables.



- The Broker may send comparables that the Broker, borrower, or the agent thinks should be considered.

Room Count & Square Footage:

- Additional bathrooms and rooms below ground level (basement rooms) are not counted in the total room count or square footage.

What happens if the appraiser refuses to correct a legitimate error or deficiency?

- If the Appraiser fails to make appropriate corrections where errors or professional deficiencies exist, UHM may review the appraisal and supporting documentation to determine if a second appraisal is warranted.

If a reconsideration of value is denied by the Appraiser, a Borrower has the option to request a second appraisal.

Instructions

Brokers may submit a Borrower request for a second appraisal by completing the following items:

1. Acquire from the Borrower a signed and dated letter containing the following items:
 - a. Statement from the borrower outlining why they feel their current appraisal is deficient. Please note: this must be from the borrower and not reflect influence by any interested parties in the transaction.
 - b. Borrower acknowledgement in the letter that they understand UHM reserves the right to review both appraisals side-by-side and will determine which report will be used for the transaction.
 - c. Borrower acknowledgement in the letter that there are no guarantees the 2nd appraisal will be used in place of the original appraisal.
 - d. Borrower acknowledgement in the letter that they will pay for the second appraisal.
 - i. Note: The Broker or Borrower can pay for the second appraisal at the time it is ordered.
 1. If the Broker pays, the Borrower can reimburse the Broker at closing.



Once the Broker has received the Borrower's letter with all items above, please email it to the UHM Collateral Underwriting Team:

CollateralUnderwriting@uhm.com

- Within 2 business days, the UHM Collateral Underwriting Team will review the request to determine if there is sufficient evidence to support the ordering of a second appraisal.
 - If the Collateral Underwriting Team determines there is sufficient evidence to order a second appraisal, the Broker will be contact directly by the UHM Senior Loan Coordinator and advised to order the second appraisal through UHMGo.
 - Once the second appraisal is received, the UHM Collateral Underwriter will review it and communicate next steps with the Broker.
 - If the Collateral Underwriting Team determines there is not sufficient evidence to order a second appraisal, they will communicate that decision to the Broker/NDC and Account Executive.