Appraisal Revision Request

an email from a lender's processing team to a fee appraiser, checked against the requests federal law places on each side of the line | Final specimen

https://www.editfast.com/editing-services/real-estate-appraisers

Four sentences asking an appraiser for changes, three of which name a number or a consequence.

FINAL TEXT

SPECIMEN, PREPARED BY EDITFAST FOR ILLUSTRATION. NOT A REAL MESSAGE.

Prepared for Anchorline Mortgage (fictitious), message to a fee appraiser

EXTRACT FROM THE LOAN FILE (reproduced unchanged in both panels)

LF-1 Appraised value reported: $412,000. Contract price: $445,000.

LF-2 Two sales on Weller Court closed after the effective date of the appraisal and are not discussed in the report.

LF-3 The report gives the gross living area as 1,980 square feet on page 4 and as 1,890 square feet in the adjustment grid on page 6.

LF-4 The report does not say whether the finished basement was inspected.

LF-5 The lender has no view on what value is correct and has not authorized any request for a particular figure.

MESSAGE TO APPRAISER

Two sales on Weller Court closed after the effective date of the report and are not discussed in it. Please consider whether they are appropriate additional property information, and let us know either way.

The gross living area is given as 1,980 square feet on page 4 and as 1,890 square feet in the adjustment grid on page 6. Please correct the error or tell us which figure is right.

The report does not say whether the finished basement was inspected. Please provide further detail on the extent of the inspection.

[Query to the lender: the draft opened by naming the gap between the appraised value and the contract price, and closed by linking future work to values that let files close. LF-5 records that the lender has no view on value and has authorized no request for a figure. Both sentences have been removed rather than reworded, and no replacement has been drafted.]