

Reconsideration of Value (ROV) Requirements from Momentum Appraisal Management Group

Lenders working with Momentum Appraisal Management Group must follow all Reconsideration of Value (ROV) guidelines established by HUD, Fannie Mae, and Freddie Mac, when placing a Reconsideration of Value (ROV) request. The guidelines referenced are established through the following notifications:

- “ix. *General Reconsideration of Value Requirements*” from HUD Mortgagee Letter 2024-07
- “*Lender Requirements – Reconsideration of Value*” from Fannie Mae Selling Guide 2024-05-01
- “Reconsideration of Value (ROV) Process” from Freddie Mac Bulletin 2024-6

These Lender guidelines include, but are not limited to, the following directives:

- The Lender must provide specific ROV instructions to the borrower upon both loan application and appraisal delivery to the borrower.
- The Lender must review the appraisal independently prior to sending the ROV request.
- The Lender must ensure proper and sufficient information is collected from the borrower and delivered to the AMC after the independent review (i.e., identifying information of the appraisal, details of the borrower’s specific concerns, detailed data such as alternative sales with data sources used, and justification for the ROV).

In addition, and as per the HUD, Fannie Mae, and Freddie Mac guidelines:

- No more than five (5) alternative sales are allowed in the ROV request, and all sales must have closed before the effective date of the appraisal.
- Only one (1) borrower-initiated ROV is permitted per appraisal. (“Appraisal” here refers to the appraiser’s assignment, not each report issued [i.e., underwriter conditions].)
- The ROV processes cannot violate the Appraisal Independence Requirements (AIR).

References (current as of October 2024):

HUD ROV announcement: <https://www.hud.gov/sites/dfiles/OCHCO/documents/2024-07hsgml.pdf>

Fannie Mae ROV announcement: <https://singlefamily.fanniemae.com/media/39071/display>

Freddie Mac ROV announcement: <https://guide.freddiemac.com/app/guide/bulletin/2024-6>

REBUTTAL/MARKET VALUE DISPUTE FORM

BORROWER AND PROPERTY INFORMATION

Borrower Name(s): _____
Property Address: _____
Property City, ST, ZIP: _____
Current Value: _____ Date of Appraisal: _____
Loan Number: _____

LENDER/BROKER CONTACT INFORMATION

Company Name: _____
Company Address: _____
Company City, ST, ZIP: _____
Contact Name: _____ Contact Phone: _____
Contact Email: _____

FACTS IN DISPUTE

Please provide any Comparable information you would like to include in the review:

Comp 1 Address: _____
Comp 1 City, ST, ZIP: _____
Sales Price: _____ Date of Sale: _____
Data Source: _____ APN/MLS#: _____

Comp 2 Address: _____
Comp 2 City, ST, ZIP: _____
Sales Price: _____ Date of Sale: _____
Data Source: _____ APN/MLS#: _____

Comp 3 Address: _____
Comp 3 City, ST, ZIP: _____
Sales Price: _____ Date of Sale: _____
Data Source: _____ APN/MLS#: _____

Comp 4 Address: _____
Comp 4 City, ST, ZIP: _____
Sales Price: _____ Date of Sale: _____
Data Source: _____ APN/MLS#: _____

Comp 5 Address: _____
Comp 5 City, ST, ZIP: _____
Sales Price: _____ Date of Sale: _____
Data Source: _____ APN/MLS#: _____