



Solidifi Appraisal Appeal Policy and Process

MORTGAGE BROKER

Effective: January 1st 2011

Solidifi complies with Federal and State provisions regarding Appraiser Independence

With the state of today's mortgage market and current economic conditions, it is a reality that a **mortgage broker ("Client")** may have questions about the opinion of value provided in the appraisal supplied by Solidifi. As such, the following outlines Solidifi's process to appeal the value presented in the appraisal product received by the Client.

An appraisal appeal process may be initiated by the Client in one of the following manners:

1. Client may submit the completed appraisal appeal form and additional information to their lender who will submit the information to Solidifi on your behalf.
Note: All FHA appraisal service type appeals must be submitted by the Lender's Direct Endorsement (DE) underwriter
2. Client may submit the completed appraisal appeal form and additional information to appraisalappeals@solidifi.com.
Note: Client must be approved in advance by the lender before submitting. All FHA appraisal service type appeals must be submitted by the Lender's Direct Endorsement (DE) underwriter

Before an appraisal appeal can be initiated Client must complete the appraisal appeal form in full and include at a minimum:

- 3 alternative comparable sales, including all available data
Note: Maximum of 5 alternative sales

Once the appraisal appeal form is submitted, Solidifi will review the appraisal appeal form for completeness and validity and present the information submitted to the appraiser for review and comment.

Important to note

- ***The appraisal appeal form must be completed in full or it will automatically be returned for completion.***
- ***Only Clients authorized by the lender will be able to file an appraisal appeal form. If authorization has not been granted the appraisal appeal form will be returned.***

Once the process is completed Solidifi will deliver to the Client a revised appraisal report and/or a detailed response to the appraisal appeal form.

The appraisal appeal process typically takes 48 hours depending on:

- a) The amount of research that is required for the appraiser to provide a detailed response or to make revisions to the report
- b) The timeframe in which relevant/required information is received.

Please submit your appeal request to Solidifi by completing this form and emailing to appraisalappeals@solidifi.com.

Note: All appraisal appeal forms submitted will be attached permanently to the appraisal order in question for audit purposes

Solidifi Appraisal Appeal Form – AAPP 110

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In accordance with appraiser independence regulations, completed appraisal appeal forms with any estimated, or desired value or loan amount will not be considered or forwarded to the appraiser for comments.

Please ensure when submitting a minimum of 3 (maximum of 5) comparable sales and related information that they are of similar properties and were not utilized in the appraisal which is being appealed.

All appraisal appeal forms will be reviewed by Solidifi prior to being forwarded to the appraiser for completeness and relevance, and to ensure compliance to appraiser independence regulations.

Appraisal Order Information

Loan Number:	<input type="text"/>		
Solidifi Order Number:	<input type="text"/>		
Borrower's Name:	<input type="text"/>		
Subject Property Address:	<input type="text"/>		
City:	<input type="text"/>	State: <input type="text"/>	Zip Code: <input type="text"/>
Lender:	<input type="text"/>		
Contact Name:	<input type="text"/>		
Phone Number:	<input type="text"/>		
E-Mail Address:	<input type="text"/>		

Appraisal Appeal Purpose

- Correct factual Errors and Omissions within the Appraisal Report
- Value Appeal (** Requires a min. of 3 additional closed comparable sales)
 - The subject property has had recent/extensive renovations and the appraisal appears to have not taken these improvements into consideration
 - The comparable sales utilized in the appraisal are not similar to the subject property
 - Other - Please provide explanation below:

Closed Comparable Sale (Minimum of 3) – Please fill out all information without exception

1. Address:

City/State/Zip Code:

MLS and/or Parcel #:

Comments - (Why is this sale superior to the sales utilized in the original appraisal?):

2. Address:

City/State/Zip Code:

MLS and/or Parcel #:

Comments - (Why is this sale superior to the sales utilized in the original appraisal?):

3. Address:

City/State/Zip Code:

MLS and/or Parcel #:

Comments - (Why is this sale superior to the sales utilized in the original appraisal?):

4. Address:

City/State/Zip Code:

MLS and/or Parcel #:

Comments - (Why is this sale superior to the sales utilized in the original appraisal?):

5. Address:

City/State/Zip Code:

MLS and/or Parcel #:

Comments - (Why is this sale superior to the sales utilized in the original appraisal?):

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Note: All appraisal appeal forms submitted will be attached permanently to the appraisal order in question