



Reconsideration of Value Request Form

Purpose:

Angel Oak Mortgage Solutions LLC (“Angel Oak”) recognizes the importance of the loan applicants having knowledge of the Reconsideration of Value Request (“ROV”) process and the opportunity to request an ROV. Angel Oak provides the applicant with a web-based solution for completing and submitting an ROV request, which is the preferred method of submission.

The process and minimum standards are outlined for the applicants to raise concerns about the accuracy of the appraisal. Angel Oak strives to ensure that all mortgage applicants have the opportunity to explain why they believe that a valuation is inaccurate.

The ROV form may be used when an appraisal is obtained during the credit decision process. In lieu of an appraisal, some products use an Automated Valuation Model (“AVM”). When an AVM is used, the value cannot be reconsidered and the ROV form should not be submitted.

Process and Expectations:

The web-based form must be fully completed in order for the value to be reconsidered.

- Applicant may access and complete the web-based form at <https://rov.angeloakms.com>
- Should the Applicant, require assistance in completing the form, please contact your designated loan officer or send an email to ROV.Request@angeloakms.com.

Once submitted and reviewed by an Angel Oak ROV team member, typically within two (2) business days of receipt, the applicant will receive confirmation of the submission to Angel Oak. Upon verification of a fully completed form, Angel Oak will forward the ROV request to the Appraisal Management Company working directly with the Appraiser for their review and consideration. The entire ROV process is expected to take ten (10) business days after Angel Oak receives the completed form from the applicant. The Appraisal Management Company will communicate back to Angel Oak the results of the ROV and Angel Oak will then forward on to the applicant.

Additional Notes to the Applicant(s):

- An applicant may only submit one ROV request per appraisal.
- An ROV request submitted after consummation of the loan will not be honored.
- Incomplete forms will not be processed.
- The applicant may find a sample form at <https://angeloakms.com/resources-documents/> which contains similar information and the required data fields as the web-based form.

Note to Appraiser: Please deliver a revised appraisal report that includes specific commentary explaining the conclusions to this ROV request. The anticipated turn time is five (5) business days.



Angel Oak's Name and Contact Information:	
Loan Number:	
Applicant Name:	
Subject Property Address:	
Appraisal Effective Date:	
Appraisal Value:	
Appraiser:	
Description of Deficiencies / Issues that require the appraiser's response: For Example: <ul style="list-style-type: none">• Rectify and/or explain factual inaccuracies within the appraisal report.• Review additional sold comparables that sold before the effective date of the appraisal report.• Address concerns regarding the conduct of the appraiser.• Report any apprehensions regarding appraiser bias or discrimination.	

Note: If the provided space within this Reconsideration of Value Request Form is insufficient, you may include supplementary details on a separate Word document and provide along with this completed form. The detail provided will assist the appraiser in addressing your concerns effectively.

General Guidelines of Acceptable Comparable Sales

- Only include relevant comparable sales as of the effective date of the appraisal (sales cannot have closed after the effective date).
- The comparable sale must be a finalized purchase; listings or contingent sales are not eligible for consideration.
- The closing date must not exceed 12 months prior to (or later than) the effective date of the appraisal.



- A minimum of two (2) comparables must be provided, with a maximum of five (5). The comparable sale(s) must be in close proximity to the subject property. While the definition of proximity may differ based on whether the subject property is located in a rural or urban area, closer comparables that exhibit similar characteristics are more likely to be deemed suitable and acceptable. If the subject property is within a subdivision, condominium complex, or planned unit development (PUD), recent sales of similar homes within the community hold greater relevance.
- The Gross Living Area (GLA) of the comparable should closely match that of the subject property; in general, the variance in GLA should be within +/-20% of the subject property.
- Comparable sales should share similar attributes, including home style, lot size, GLA, room/bedroom/bathroom count, age, condition, and construction quality.

Submit up to five (5) comparable properties to support request for reconsideration of value:

Additional Comparable Property for Consideration # 1

Property Address:	
Sales Price:	Date of Sale:
Square Footage:	Age of Property:
Site Size:	MLS #:
Proximity of the Subject Property:	
Additional Comments:	

Additional Comparable Property for Consideration # 2

Property Address:	
Sales Price:	Date of Sale:
Square Footage:	Age of Property:
Site Size:	MLS #:
Proximity of the Subject Property:	
Additional Comments:	

Additional Comparable Property for Consideration # 3

Property Address:



Sales Price:	Date of Sale:
Square Footage:	Age of Property:
Site Size:	MLS #:
Proximity of the Subject Property:	
Additional Comments:	

Additional Comparable Property for Consideration # 4

Property Address:	
Sales Price:	Date of Sale:
Square Footage:	Age of Property:
Site Size:	MLS #:
Proximity of the Subject Property:	
Additional Comments:	

Additional Comparable Property for Consideration # 5

Property Address:	
Sales Price:	Date of Sale:
Square Footage:	Age of Property:
Site Size:	MLS #:
Proximity of the Subject Property:	
Additional Comments:	