



KINECTA
FEDERAL CREDIT UNION

1440 Rosecrans Ave.
Manhattan Beach, CA 90266
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MORTGAGELENDING

APPRAISAL APPEAL FORM

Loan No. _____

Date: _____

Name of Requestor:	Email Address:
Appraisal of: (Property Owner)	Address:
City, State, Zip:	
Name of Appraiser(s):	
Date of Value:	Appraised Value: \$

Purpose for the appeal

☐	Consider additional information about the subject property or about comparable properties
☐	Provide additional supporting information about the basis for a valuation
☐	Correct factual errors in an appraisal

Please answer the following questions and provide complete details to assist in determining if there is an error in the appraisal report.

Please check all that apply

☐	An appraisal report was prepared within one (1) year of the current appraisal date on the subject property with value conclusion 10% or more than the current valuation. Please attach a copy of the prior appraisal with the Appraisal Appeal form.
☐	The borrower has upgraded, remodeled, or finished an addition to the subject property which has not been reflected in the appraised value. Describe:
☐	The subject property description is incorrect or has been omitted as noted below:
☐	The sales used in the appraisal report are not representative of the subject property or market area. See comments below:

Alternate Comparables Sales

Please provide up to four (4) additional comparables located within the subject's neighborhood or market area for consideration. The comparables should meet the following criteria:

- Have occurred no more than 180 days from the date of the appraisal (Older comparables are permitted depending on area or location, e.g., rural and/or unique properties)
- Comparable must be similar in GLA, Age, Design, Amenities and site area
- Comparables should be drawn from within the same neighborhood or similar to the subject

	Comparable #1	Comparable #2	Comparable #3	Comparable #4
Address of comp:				
City, State, Zip				
Closed Date				
Source of Data (MLS/Public records)				
Sales Price	\$	\$	\$	\$
Proximity to SP				
Site Area				
GLA				
Room Count				
Actual Age				

The Appraisal Appeal Form will be reviewed by the Appraisal Department prior to being sent to the appraiser(s) for consideration to ensure that it is complete and detailed information is provided to expedite the appeal process. The form is also reviewed for compliance with the Appraiser Independence Rule ("AIR") to ensure that appeal request is free from any type of undue influence. In accordance with AIR, do not provide any type of anticipated, estimated or desired valuation for the subject. In the event that the form is received and it is incomplete and/or it contains language indicating a target or anticipated value, the form will be returned to the Requestor for completion and/or revision.

To submit your Appraisal Appeal, please complete this form and provide the necessary documentation to substantiate the basis for your appeal. The completed form and documentation must be emailed to wholesaleappraisals@Kinecta.org (wholesale, Correspondent and FHA Wholesale lending channel) or appraisals@kinecta.org (retail lending channel).

The Appraisal Department will notify the Requestor by email when the Appraisal Appeal Form has been received and the appeal process has been initiated. A separate email from the Appraisal Department or Appraiser(s) will be sent to the Requestor evaluating the merit and/or result of the appeal.