



Appraisal Rebuttal Request Form

GCA Lending
14100 Palmetto Frontage Road, Miami Lakes FL 33016
(786) 660-0945

Request Date: _____

Requested By: _____ Title &Company: _____

Email: _____ Phone: _____

Loan Number: _____

Borrower Name: _____ Subject Address: _____

REQUIRED ITEMS TO BE UPLOADED TO CONNEXIONS TO REQUEST AN APPRAISAL REBUTTAL:

- Completed Appraisal Rebuttal Request form, including reason for the rebuttal.
- 2 confirmed closed sales comparables from the subject’s market area.
- Comparable sales are described as follows:
 - Comparable sales within 90 days from the effective date of the appraisal.
 - Comparable sales within a similar distance or closer than the sales used in the appraisal report.
 - Comparable sales with similar square footage (within 20% of the subject), room count and other amenities such as pool, upgrades, site, etc.
- If a correction is requested to the appraisal, please submit supporting documentation such as public records or plans showing a different square footage or room count. Please note that public records are not always correct.

UNACCEPTABLE REBUTTAL REQUEST INCLUDE:

- Providing any reference to a value or value range.
- Submitting several rebuttals – Multiple rebuttal requests can be perceived as an attempt to influence the appraisers value. Please be sure that all information is included at the time of submission as only one rebuttal submission will be sent to the appraiser.
- Rebuttals dated 30 days after the effective date of appraisal.

PROVIDE DETAILS OF THE REASON(S) FOR REBUTTAL REQUEST:

1. There is an error or omission on the appraisal for the Subject:

2. There is an error or omission on the appraisal for a comparable:

3. There was other recent sales/ comparables that were not used in the report that should have been considered:

4. Other:

