



Department of Veterans Affairs

REQUEST FOR DETERMINATION OF REASONABLE VALUE (Real Estate)

1. CASE NUMBER		4. TITLE LIMITATIONS AND RESTRICTIVE COVENANTS:	
2. PROPERTY ADDRESS (Include ZIP Code and county)		3. LEGAL DESCRIPTION	
5A. NAME AND ADDRESS OF FIRM OR PERSON MAKING REQUEST/APPLICATION (Include ZIP Code)		6. LOT DIMENSIONS: 1. <input type="checkbox"/> IRREGULAR: SQ/FT 2. <input type="checkbox"/> ACRES:	
5B. E-MAIL ADDRESS (TO BE NOTIFIED WHEN APPRAISAL UPLOADED)		7. UTILITIES (X)	
		ELEC. GAS WATER SAN SEWER	
		1. PUBLIC	
		2. COMMUNITY	
		3. INDIVIDUAL	
		8. EQUIP 1. <input type="checkbox"/> RANGE/OVEN 4. <input type="checkbox"/> CLOTHES WASHER 7. <input type="checkbox"/> VENT FAN 2. <input type="checkbox"/> REFRIG. 5. <input type="checkbox"/> DRYER 8. <input type="checkbox"/> W/W CARPET 3. <input type="checkbox"/> DISH WASHER 6. <input type="checkbox"/> GARBAGE DISPOSAL	
9. BUILDING STATUS 1. <input type="checkbox"/> PROPOSED 2. <input type="checkbox"/> NEW CONSTRUCT.		3. <input type="checkbox"/> EXISTING 4. <input type="checkbox"/> ALTERATIONS, IMPROVEMENTS OR REPAIRS	
10. BUILDING TYPE 1. <input type="checkbox"/> DETACHED 2. <input type="checkbox"/> SEMI-DETACHED		3. <input type="checkbox"/> ROW 4. <input type="checkbox"/> APT. UNIT	
11. FACTORY FABRICATED? 1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO		12A. NO. OF BUILDINGS	
12B. NO. OF LIVING UNITS		13A. STREET ACCESS 1. <input type="checkbox"/> PRIVATE 2. <input type="checkbox"/> PUBLIC	
13B. STREET MAINTENANCE 1. <input type="checkbox"/> PRIVATE 2. <input type="checkbox"/> PUBLIC		14A. CONSTRUCTION WARRANTY INCLUDED? (If "Yes," complete Items 14B & 14C also) 1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO	
14B. NAME OF WARRANTY PROGRAM		14C. EXPIRATION DATE (Month, day, year)	
14D. CONSTRUCTION COMPLETED (Month, year)		15. CONSTRUCTION COMPLETED (Month, year)	
16. NAME OF OWNER		17. PROPERTY: <input type="checkbox"/> OCCUPIED BY OWNER <input type="checkbox"/> NEVER OCCUPIED <input type="checkbox"/> VACANT <input type="checkbox"/> OCCUPIED BY TENANT (Complete Item 18 also)	
18. RENT (If applicable) \$ / MONTH		19. NAME OF OCCUPANT	
20. TELEPHONE NO. (Include Area Code)		21. NAME OF BROKER	
22. TELEPHONE NO. (Include Area Code)		23. KEYS AT (Address)	
24. ORIGINATOR'S IDENT. NO.		25. SPONSOR'S IDENT. NO.	
26. INSTITUTION'S CASE NO.		27. PURCHASER'S NAME AND ADDRESS (Complete mailing address, Include ZIP Code)	
		<i>EQUAL OPPORTUNITY IN HOUSING</i> <i>NOTE: Federal laws and regulations prohibit discrimination because of race, color, religion, sex, or national origin in the sale or rental of residential property. Numerous State statutes and local ordinances also prohibit such discrimination. In addition, section 805 of the Civil Rights Act of 1968 prohibits discriminatory practices in connection with the financing of housing. If VA finds there is noncompliance with any antidiscrimination laws or regulations, it may discontinue business with the violator.</i>	
28. NEW OR PROPOSED CONSTRUCTION - Complete Items 28A through 28E for new or proposed construction cases only			
A. NAME AND ADDRESS OF BUILDER		B. VA BUILDER ID NO.	
C. TELEPHONE NO. (Include Area Code)		D. NAME AND ADDRESS OF WARRANTOR	
E. TELEPHONE NO. (Include Area Code)			
29. APPLICABLE POINT OF CONTACT (POC) INFORMATION		30. ANNUAL REAL ESTATE TAXES \$	
31. MINERAL RIGHTS RESERVED? <input type="checkbox"/> YES (Explain) <input type="checkbox"/> NO		32. LEASEHOLD CASES (Complete if applicable) A. LEASE IS: <input type="checkbox"/> 99 YEARS <input type="checkbox"/> RENEWABLE	
		B. EXPIRES (Date) C. ANNUAL GROUND RENT \$	
NOTE: INITIATING THE TIDEWATER PROCESS (VALUE NOT SUPPORTED). When Purchase Price is not supported Tidewater is to be sent to POC shown in Item 29.			
33A. SALE PRICE OF PROPERTY \$		33B. IS BUYER PURCHASING LOT SEPARATELY? <input type="checkbox"/> YES (If "Yes," see instruction page under "Sale Price") <input type="checkbox"/> NO	
34. REFINANCING-AMOUNT OF PROPOSED LOAN \$		35. PROPOSED SALE CONTRACT ATTACHED <input type="checkbox"/> YES <input type="checkbox"/> NO	
CERTIFICATION FOR SUBMISSION TO VA			
On receipt of "Notice of Value" or upon advice from the Department of Veterans Affairs that a "Notice of Value" will not be issued, we agree to forward to the appraiser the approved fee which we are holding for this purpose.			
36. SIGNATURE OF PERSON AUTHORIZING THIS REQUEST		37. TITLE	
38. TELEPHONE NUMBER (Include Area Code)		39. DATE	
40. DATE OF ASSIGNMENT		41. NAME OF APPRAISER	

WARNING: Section 1010 of title 18, U.S.C. provides: "Whoever for the purpose of . . . influencing such Administration . . . makes, passes, utters or publishes any statement knowing the same to be false . . . shall be fined not more than \$5,000 or imprisoned not more than two years or both."

INSTRUCTIONS FOR PREPARATION OF VA REQUEST FOR DETERMINATION OF REASONABLE VALUE

Respondent Burden: We need this information to request an appraisal on the property for which VA guarantee of the loan is requested (38 U.S.C. 3710(b)). Title 38, United States Code, allows us to ask for this information. We estimate that you will need an average of 12 minutes to review the instructions, find the information, and complete this form. VA cannot conduct or sponsor a collection of information unless a valid OMB control number is displayed. You are not required to respond to a collection of information if this number is not displayed. Valid OMB control numbers can be located on the OMB Internet Page at www.reginfo.gov/public/do/PRAMain. If desired, you can call 1-800-827-1000 and give your comments or ask for mailing information on where to send your comments.

IMPORTANT: For information about the "Fee Appraiser Job Aid - New Tidewater Procedures" in LGYHUB go to <https://lgy.va.gov/lgyhub>

NOTE: ALL ENTRIES MUST BE TYPED.

Complete the form following the instructions below. After completion forward the form, together with any necessary exhibits to the VA office having jurisdiction.

Since certain selected data from page 1 is transcribed onto VA NOV (Notice of Value), we request that this form be carefully prepared. Incomplete submissions impede timely processing at the expense of both the Government and the requester.

This report is authorized by law (38 U.S.C. 3704(a) and 3710(b)). Failure to provide the information requested can result in rejection of the property as security for a loan.

REQUIRED EXHIBITS TO BE SENT WITH APPLICATION

PROPOSED CONSTRUCTION: Submit complete set of certified working drawings, including plot plan, foundation or basement plans, plans of all floors, exterior elevations, grade levels, sectional wall details, heating layout, individual well and septic system layout, and specifications on VA Form 26-1852, Description of Materials. (Consult local VA office for number of exhibit sets required.) This information is subject to reproduction by VA under 38 U.S.C. 3705(b) and for storage purposes.

EXISTING CONSTRUCTION: 1. ALTERATIONS, IMPROVEMENTS OR REPAIRS - Complete drawings and specifications indicating the work to be done and its relation to the house, in the quantity required by the local VA office. 2. NOT PREVIOUSLY OCCUPIED AND CONSTRUCTION COMPLETED WITHIN 12 CALENDAR MONTHS - Contact local VA office for eligibility criteria and required exhibits.

FORM ENTRIES

NAME, ADDRESS, AND ZIP CODE: Make sure to enter the ZIP code in all blocks which require an address entry.

LEGAL DESCRIPTION: Insert legal description.

TITLE LIMITATIONS: Enter known title exceptions. If none are known, enter "None." Include easements, special assessments, mandatory homeowners association membership, etc. Exceptions noted on this application will be considered in reasonable value.

LOT DIMENSIONS: Show frontage X depth. If irregular, indicate dimensions of all perimeter lot lines.

REMOVABLE EQUIPMENT: Personal property, such as furniture, drapes and rugs, will not be valued and may not be included in the loan. However, wall-to-wall carpeting may be included in value and also included in the loan.

CONSTRUCTION COMPLETED: Insert both month and year when property has been completed less than two years. If over two years old, insert year completed only.

COMMENTS ON SPECIAL ASSESSMENTS AND/OR HOMEOWNER ASSOCIATION CHARGES: Indicate special assessments which are now a lien or will become a lien. In the case of a planned unit development, condominium, or a mandatory membership homeowner association, indicate the current monthly or other periodic assessment.

MINERAL RIGHTS: If reserved, explain either in space shown as title exceptions or by separate page.

LEASEHOLD CASES: (Usually Hawaii or Maryland.) If property involves a leasehold, insert the ground rent per year and show whether the lease is for 99 years or renewable, whether it has previously been VA approved, and its expiration date.

SALE PRICE: Enter proposed sale price except when application involves an individual owner-occupant building for himself/herself. In such cases, enter estimated cost of construction and the balance owed on the lot, if any. If refinancing, enter amount of proposed loan in Item 34.

NOTE: If title is not "fee simple," submit a copy of all pertinent legal data providing a full explanation of the title involved.

NOTE: The "Sales Contract" is a **required** document.