



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	
5. 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:	
9. BUILDING STATUS 1. <input type="checkbox"/> PROPOSED 2. <input type="checkbox"/> UNDER CONSTRUCTION		10. BUILDING TYPE 1. <input type="checkbox"/> DETACHED 3. <input type="checkbox"/> ROW APT. 2. <input type="checkbox"/> SEMI-DETACHED 4. <input type="checkbox"/> UNIT	
14A. CONSTRUCTION WARRANTY INCLUDED? 1. <input type="checkbox"/> YES 2. <input type="checkbox"/> NO <i>(If "Yes," complete Items 14b and 14c also)</i>		14B. NAME OF WARRANTY PROGRAM	
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 <i>(Complete Item 18 also)</i>	
19. NAME OF OCCUPANT		20. TELEPHONE NO.	
24. KEYS AT (Address)		25. ORIGINATOR'S IDENT. NO.	
28. PURCHASER'S NAME AND ADDRESS (Complete mailing address, Include ZIP Code)		27. INSTITUTION'S CASE NO.	
29. NEW OR PROPOSED CONSTRUCTION - Complete Items 29A through 29G for new or proposed construction cases only			
A. COMPLIANCE INSPECTIONS WILL BE OR WERE MADE BY: <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> NONE MADE		B. PLANS (Check one) <input type="checkbox"/> FIRST SUBMISSION <input type="checkbox"/> REPEAT CASE (If checked complete Item 29C)	
D. NAME AND ADDRESS OF BUILDER		E. TELEPHONE NO.	
30. COMMENTS ON SPECIAL ASSESSMENTS OR HOMEOWNERS ASSOCIATION CHARGES		31. ANNUAL REAL ESTATE TAXES \$	
34A. SALE PRICE OF PROPERTY \$		34B. IS BUYER PURCHASING LOT SEPARATELY? <input type="checkbox"/> YES <input type="checkbox"/> NO <i>(If "Yes," see instruction page under "Sale Price")</i>	
38. SIGNATURE OF PERSON AUTHORIZING THIS		39. TITLE	
42. DATE OF ASSIGNMENT		43. NAME OF APPRAISER	
<p>CERTIFICATIONS FOR SUBMISSIONS TO VA</p> <p>1. On receipt of "Certificate of Reasonable Value" or advice from the Department of Veterans Affairs that a "Certificate of Reasonable Value" will not be issued, we agree to forward to the appraiser the approved fee which we are holding for this purpose.</p> <p>2. CERTIFICATION REQUIRED ON CONSTRUCTION UNDER FHA SUPERVISION (Strike out inappropriate phrases in parentheses)</p> <p>I hereby certify that plans and specifications and related exhibits, including acceptable FHA Change Orders, if any, supplied to VA in this case, are identical to those (submitted to) (to be submitted to) (approved by) FHA inspections, and that FHA inspections (have been) (will be) made pursuant to FHA approval for mortgage insurance on this basis of proposed construction under Sec.</p>			
36. PROPOSED SALE CONTRACT ATTACHED <input type="checkbox"/> YES <input type="checkbox"/> NO		37. CONTRACT NO. PREVIOUSLY APPROVED BY VA THAT WILL BE USED	
33. LEASEHOLD CASES (Complete if applicable) A. LEASE IS: <input type="checkbox"/> 99 YEARS <input type="checkbox"/> RENEWABLE		B. EXPIRES (Date) C. ANNUAL GROUND RENT \$	
35. REFINANCING-AMOUNT OF PROPOSED LOAN \$		32. MINERAL RIGHTS RESERVED? <input type="checkbox"/> YES (Explain) <input type="checkbox"/> NO	
40. TELEPHONE NUMBER		41. DATE	
<p>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 that two years or both.</p>			

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.whitehouse.gov/omb/library/OMBINVC.html#VA. If desired, you can call 1-800-827-1000 and give your comments or ask for mailing information on where to send your comments.

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

SALES CONTRACTS: In cases involving proposed construction or existing construction not previously occupied, a copy of the executed or proposed sales contract must be submitted or, if a previously approved form of contract is to be used, the approved contract code number may be shown in Item 37. In those cases in which a veteran is under contract, submission of the contract may be deferred until a loan application is received.

PROPOSED CONSTRUCTION: Complete 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. If necessary, attach 4 copies of a separate sheet showing the 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. Attach separate sheet (4 copies) if necessary.

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. Submit two copies of the lease agreement.

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 owned on the lot, if any. If refinancing, enter amount of proposed loan in Item 35.

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