

VA Tidewater Submission Form

This form can be utilizes, or similar form, for submitting data when a VA Tidewater Initiative has been requested by a VA Appraiser.

The VA Appraiser will not:

- -Provide the value which they currently have.
- -Provide which comparable they are currently using.
- -Provide what repairs, deficiencies they have found.

Agents have maximum of 48 hours (including holidays & weekends), from notification, to provide additional data, after that the VA appraiser will assume no data is being provided and will publish the report.

As the agent, please complete the data below and provide MLS Listing.

Please also provide comments about each comparable, indicating why you selected it.

You can also comment on the subject property, and why it is equal to, or superior to, the comparable's you selected.

Suggestions:

- -Ensure accuracy when providing comparable's.
- -Do not include the subject property.
- -Only use most recent sales.
 - -The older the sale, the less likelihood it will be used.
- -Use comparable's closest to subject.
 - -Do not skip over closer comparable's.
- -Attach MLS listing.
- -Attach pictures of upgrades of subject property.

If you have further questions, please do not hestiate to reach out to your loan officer.



COMPARABLE SALES GRID

Realtor's Name							Phon	e Nun	nber			
Email Address							Date					
Purchase Price				Note	s or Co	mmen	its:					
Date of Tidewater Notification												
Date of Reconsideration												
submission												
		Subjec			mpara			mpara			mpara	
Features	Property			Sale #1			Sale #2			Sale #3		
Address												
Proximity to Subject (Miles)												
Sales Price												
Price/Gross Living Area												
Data Source												
Sale/Financing Concessions												
Date of Sale/Time												
Location												
Leasehold/Fee Simple												
Site/View												
Design (Style)												
Quality of Construction												
Actual Age												
Condition												
Above Grade	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths
Room Count												
Gross Living Area [sf]												
Basement												
Rooms Below Grade												
Functional Utility												
Heating/Cooling												
Energy Efficient Items												
Garage/Carport												
Porch/Patio/Deck												
Fireplaces												
Other Comparison												
Net Adjustment												
Indicated Value of Subject												

Comments about comparable #1
Comments about comparable #2:
Comments about comparable #3:
Overall/Final comments:

