The Appraisal: What Really Happens

The lender's independent opinion of what the home is worth.

WHY IT EXISTS

The lender is lending against the house, so an independent appraiser confirms the price is supported by recent comparable sales. It protects you from overpaying, too.

WHAT HAPPENS

A licensed appraiser visits, measures, photographs, and compares the home to recent nearby sales. The report lands in days and goes straight into your loan file.

IF IT COMES IN LOW

Options: the seller drops the price, you cover the gap in cash, you split it, or you challenge the report with better comps. Your agent and lender fight this one together.

GOOD TO KNOW

- **Ordered by the lender, paid by you**
- **Appraiser is independent by law**
- **Low values are negotiable moments**
- **VA and FHA have extra safety checks**
- **Waivers exist on some strong files**

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YOUR MORTGAGE GUIDE
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Scan with any appraisal questions