
FREE INVESTOR CHECKLIST

The DSCR Appraisal Value Checklist

How to get a higher appraised value — and a stronger appraiser rent schedule — on your DSCR loan, before the appraiser ever walks the property.

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WHY THIS MATTERS

On a DSCR loan, the appraisal does two jobs

It sets your **value** — which decides how much you can borrow — and it sets the **market rent** the lender uses to qualify the property. One visit moves both.

A low appraised value shrinks your cash-out or your purchase leverage. A light market-rent opinion weakens your DSCR ratio and can cap your loan-to-value. Most investors only think about the appraisal after it comes back — when it is already too late to do anything but dispute it.

This checklist flips that. It walks you through what to prepare, what you may (and may not) hand the appraiser, how the Form 1007 rent schedule works, and the exact room-by-room prep to run before the walkthrough. Use it on every DSCR appraisal.

WHO THIS IS FOR

Investors buying a rental where the DSCR ratio is borderline · owners refinancing or cashing out who want the highest defensible value · self-managing investors who want to control every variable they can.

What's inside

- 1 The appraiser packet
 - 2 Comps you can — and cannot — suggest
 - 3 The Form 1007 rent schedule
 - 4 Cost-vs-value upgrades
 - 5 If the value comes in low
- ★ The printable prep checklists

SECTION 1

The appraiser packet

The single highest-leverage thing you can do: hand the appraiser an organized packet so nothing that adds value gets overlooked.

An appraiser has limited time on site and may not know your market the way you do. They are not obligated to dig for information you do not provide. A clear, factual packet makes their job easier and makes sure your recent investment in the property actually shows up in the number.

What belongs in the packet

- A one-page property summary — address, beds, baths, square footage, year built, lot size.
- A dated list of renovations and upgrades, with approximate costs.
- Copies of permits for major work.
- The current lease or signed rental agreement (and a rent roll if it is multi-unit).
- Three to five comparable recent **sales** that support value.
- Three to five comparable **rentals** that support your market rent — these feed the Form 1007 (Section 3).
- A note of anything not visible on a walkthrough: new roof, HVAC, electrical, plumbing or foundation work.

KEEP IT FACTUAL

The packet is information, not pressure. Present it as "here is documentation that may help" — never as a target number the appraisal needs to hit. Section 2 covers exactly where that line is.

SECTION 2

Comps you can — and cannot — suggest

You are allowed to give an appraiser factual information. You are not allowed to pressure them toward a number. Knowing the difference protects your loan.

Appraisers work under independence rules: an appraisal cannot be influenced by anyone with a stake in the outcome. Cross that line and the appraisal — and your loan — can be jeopardized. But within those rules, sharing factual data is normal and welcomed.

YOU CAN

- Provide comparable sales and rentals for the appraiser's consideration.
- Point out upgrades, permits and condition improvements.
- Correct factual errors — square footage, bed/bath count, lot size.
- Share neighborhood context an out-of-area appraiser may miss.

YOU CANNOT

- State a target value the appraisal must reach.
- Make payment, repeat business or anything else contingent on a value.
- Pressure, coach, or imply the appraiser owes you a number.
- Hand-pick only the highest comps while hiding relevant lower ones.

THE SAFE FRAMING

"Here are some recent sales and rentals I thought might be useful, plus a list of the work we have done. Use whatever helps." Factual, useful, and on the right side of the line.

SECTION 3

The Form 1007 rent schedule

On an investment-property appraisal, the appraiser also completes the Form 1007 — and on a DSCR loan, that number can matter as much as the value.

The **Form 1007 Single-Family Comparable Rent Schedule** is the appraiser's opinion of the property's market rent. On a DSCR loan, the lender often uses the lesser of your actual lease rent and the 1007 market rent to calculate your DSCR ratio. If the 1007 comes in light, your ratio drops — and a weaker ratio can mean a lower loan-to-value or a higher rate.

How to support a strong, defensible 1007

- Include three to five genuine comparable **rentals** in your packet — similar size, condition and location, recently leased.
- If the property is leased at market, provide the signed lease; a current, arms-length lease is strong evidence.
- If it is leased *below* market (a long-term tenant, a relative), say so — and provide rental comps showing true market rent so the 1007 is not anchored low.
- Point out rent-relevant features: a renovated kitchen, an extra bedroom, a garage, in-unit laundry.

WHY THIS IS EASY TO MISS

Most investors prepare comps for *value* and forget comps for *rent*. On a DSCR loan you need both. A strong 1007 is often the difference between a borderline ratio and a comfortable approval.

SECTION 4

Cost-vs-value upgrades

Some inexpensive fixes move an appraisal. Some expensive ones rarely return what you put in. Spend where it counts.

If an appraisal is coming up, you do not need a full renovation — you need the property to present at its true condition and for nothing to drag the opinion down. The highest-return moves before an appraisal are usually small.

USUALLY WORTH IT

- Deep clean and full declutter.
- Fresh paint on worn or bold-colored walls.
- Fixing obvious damage — broken tile, holes, cracked windows.
- Curb appeal: mow, edge, trim, clear the entry.
- Replacing dead bulbs and visibly failed fixtures.
- Documenting big-ticket systems already replaced (roof, HVAC).

OFTEN WON'T PAY BACK

- A full kitchen or bath gut right before the appraisal.
- High-end finishes beyond the neighborhood norm.
- Major additions on a rushed timeline.
- Cosmetic spending that hides — rather than fixes — a real condition issue.

THE PRINCIPLE

Before an appraisal, your goal is not to *improve* the property — it is to make sure it appraises at the value it already has. Presentation and documentation beat last-minute renovation almost every time.

SECTION 5

If the value comes in low

A low appraisal is not always the end of the conversation. The Reconsideration of Value process exists for exactly this — when it is built on evidence.

A **Reconsideration of Value (ROV)** is a formal request for the appraiser to review additional information. It is not an appeal of the appraiser's judgment and it is not a request to "try harder for a higher number." It works when, and only when, you can show the appraiser something factual they did not fully account for.

What actually gets a number revisited

- **Better comparable sales** — more similar in size, condition, location or date than the ones used.
- **Factual corrections** — wrong square footage, an uncounted bedroom or bathroom, an incorrect lot size.
- **Overlooked improvements** — a renovation or system replacement that did not make it into the report.

What does not work

- Simply asking for a higher value because you need it.
- Comps that are not genuinely comparable.
- Pressure or emotion in place of evidence.

MOVE QUICKLY AND THROUGH THE RIGHT CHANNEL

Submit an ROV promptly and through your loan officer, with the supporting documents organized. A clean, evidence-based ROV is taken seriously. Talk to us before you submit — we will help you assemble it.

[PRINT THIS](#)

The appraiser packet checklist

Assemble these before the appraisal is ordered. Hand the packet to the appraiser at the walkthrough.

PROPERTY FACTS

- One-page property summary — address, beds, baths, square footage, year built, lot size
- Survey or floor plan, if available

WORK & CONDITION

- Dated list of renovations and upgrades, with approximate costs
- Copies of permits for major work
- Notes on systems replaced but not visible — roof, HVAC, electrical, plumbing, foundation

INCOME DOCUMENTATION

- Current lease or signed rental agreement
- Rent roll, if the property is multi-unit
- HOA documents / dues statement, if applicable

COMPARABLES

- 3–5 comparable recent **sales** supporting value (with addresses)
- 3–5 comparable **rentals** supporting market rent — for the Form 1007

[PRINT THIS](#)

The 60-minute walkthrough prep checklist

Run this the day before the appraiser arrives. It is about an hour of work and it makes sure the property shows at its true value.

EXTERIOR & CURB APPEAL

- Mow, edge, and clear yard debris; trim overgrowth
- Clear walkways and the entry; tidy the front door area
- Note recent exterior work — roof, paint, siding, windows

INTERIOR — GENERAL

- Clean and declutter every room
- All lights working — replace dead bulbs
- Heat / AC on and functioning
- Clear access to attic, crawlspace, electrical panel, water heater and HVAC

KITCHEN & BATHS

- Clean; faucets working; no visible leaks
- Note new appliances, counters or fixtures

SAFETY & CONDITION

- Smoke and CO detectors present
- Repair obvious damage — broken tile, holes, cracked windows
- No active leaks, water stains or mold — fix it, or disclose it factually

ON THE DAY

- Renovation list and permits printed and on the counter
- Comparable sales and rentals packet ready to hand over
- Be present (or have your agent present) to answer questions — politely and factually

YOUR NEXT STEP

Put a stronger appraisal to work

A higher defensible value and a stronger Form 1007 mean a bigger loan and a healthier DSCR ratio. The next move is to run your actual numbers.

- **Estimate your cash-out.** Enter your address and see an estimated range in about 60 seconds — gobestfinance.com/calculator
- **Get the DSCR Cash-Out Playbook.** The companion guide to the full cash-out process — gobestfinance.com/playbook
- **Talk it through.** Bring your property and we will map the appraisal and the loan together — no cost, no obligation.

Best Finance — DSCR lending for investors

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