

VALUATION APPEAL FORM

Where you have received a free valuation as part of a product incentive you cannot appeal the valuation.

Thank you for your communication. Our valuations are completed after carefully considering a range of comparable evidence. Any comparables that are not effectively identical to the subject are adjusted to reflect any key differences such as: size, accommodation, condition, location etc and how that relates to the subject property.

We are always willing to consider additional evidence that may come to light on the same basis outlined above. As part of a major financial institution we do however have strict requirements to satisfy if we are to review a valuation.

To help us satisfy these requirements please supply details of evidence for consideration using the attached form.

- **Only select and submit the 3 comparables considered to offer the best support for your appeal using this form please. We will only review the first 3 listed.**
- **It is very important that we can identify specific properties; so full addresses are required please including house/flat numbers and postcodes.***
- **Web site links should be included where available so we can see images, floor plans etc. This can be done by copying and pasting the web link/URL into the form or in a covering email.**
- **Evidence must relate to data available at the time of valuation and ideally no more than 6 months before the date of valuation.**
- **Once an appeal has been submitted and determined, there is no further appeal.**

Greatest importance will be attached to the following:

Capital valuations

Agreed sales that are progressing towards exchange of contracts.

Market transactions where the sale has been completed or contracts have been exchanged.

Rental valuations

Lettings that have been agreed.

* Due to confidentiality we appreciate that some letting agents may not release actual house/flat numbers. In these cases web links/URL are especially helpful.

New build

For new build properties, it is a requirement for our mortgage valuations to be based on a range of evidence to include, where available, transactions from: the subject site, from other nearby new build sites and resale evidence from the second hand market. This ensures that the valuation is established in the context of the wider market, not just the specific site. Please submit evidence in accordance with this i.e. not from the subject site alone.

Please note: asking prices and unsubstantiated opinions of other professionals cannot be accepted in lieu of market evidence.

If appealing both capital and rental valuations, please complete and submit a form for each.

Prior to completing the form please refer to the example on the next page.

Please note: We will be unable to undertake a review if comparables are not provided and using this form.

EXAMPLE – one comparable plus a summary

Address	20, New Street, Eastwell			Postcode	PE14 4NT	
Type	Detached House	<input type="checkbox"/>	Semi Detached House	<input checked="" type="checkbox"/>	Mid Terraced House	<input type="checkbox"/>
	End Terraced House	<input type="checkbox"/>	Detached Bungalow	<input type="checkbox"/>	Semi Detached Bungalow	<input type="checkbox"/>
	Flat (purpose built)	<input type="checkbox"/>	Flat (converted)	<input type="checkbox"/>	Living Rooms	2
Size (floor area if known) – especially important for flats	Smaller 85 sq m (Zoopla)	Bedrooms and bathrooms	3 bed 1 bath	Condition (good/average/poor)	Good	
Garaging/parking/other	Single garage – small conservatory	Date sold/rented	Completed Jan 2015	Price/rent pcm	£190,000	
Source of information web link/URL and notes	ABC estates, Eastwell http://www.rightmove.co.uk/property-for-sale/property-38899121.htm Smaller with a smaller conservatory					

SUMMARY Value should be Rental value should be pcm.

The comparables are all much smaller and apart from 20 New Street are not in such good condition. The subject is 100 sq m also has a large conservatory.

Comparable 1

Address		Postcode	
Type	Detached House	Semi Detached House	Mid Terraced House
	End Terraced House	Detached Bungalow	Semi Detached Bungalow
	Flat (purpose built)	Flat (converted)	Living Rooms
Size (floor area if known) – especially important for flats	Bedrooms and bathrooms	Condition (good/average/poor)	
Garaging/parking/other	Date sold/rented	Price/rent pcm	£ <input type="text"/>
Source of information web link/URL and notes			

Comparable 2


Address		Postcode	
Type	Detached House	Semi Detached House	Mid Terraced House
	End Terraced House	Detached Bungalow	Semi Detached Bungalow
	Flat (purpose built)	Flat (converted)	Living Rooms
Size (floor area if known) – especially important for flats	Bedrooms and bathrooms	Condition (good/average/poor)	
Garaging/parking/other	Date sold/rented	Price/rent pcm	£ <input type="text"/>
Source of information web link/URL and notes			

Comparable 3

Address		Postcode	
Type	Detached House	Semi Detached House	Mid Terraced House
	End Terraced House	Detached Bungalow	Semi Detached Bungalow
	Flat (purpose built)	Flat (converted)	Living Rooms
Size (floor area if known) – especially important for flats	Bedrooms and bathrooms	Condition (good/average/poor)	
Garaging/parking/other	Date sold/rented	Price/rent pcm	£ <input type="text"/>
Source of information web link/URL and notes			

SUMMARY Value should be £ Rental value should be £ pcm.

GET IN TOUCH

 0345 850 5000

Important information

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**YOUR HOME MAY BE REPOSSESSED IF
YOU DO NOT KEEP UP REPAYMENTS
ON YOUR MORTGAGE**

