

TSB mortgage valuation and rental appeal form



1 Customer/Broker submission – this document must be typed not hand written

Customer name:	Tel:	Email address:	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Broker name:	Tel:	Email address:	
<input type="text"/>	<input type="text"/>	<input type="text"/>	
Property address including postcode:	Application number:	Property type:	Purchase price/Estimated value:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
			Date:
			<input type="text"/>

2 The Valuation/Rental appeal process

We will consider a valuation appeal if evidence is provided to support an increased rental value or property value. The valuation/rental appeal will be forwarded to the inspecting Valuer for consideration and TSB cannot overturn a Valuers' final decision on value.

Evidence of 3 similar property comparables sold or rented in the last 6 months will be considered, E.G the same property type (number of bedrooms, gross floor area etc) in the same locality and ideally the same postcode. Please provide FULL details in section 3.

Estate Agents marketing letters, details of unsold/unlet properties, automated valuations, indexed valuations, previous or other Valuer opinions will not be considered.

This completed form should be sent to ValuationQueries@TSB.co.uk

3	Comparable property address	Postcode	Property type	Beds	Description/Comment	Source of information, E.G Land Registry or estate agents details including contact number	Date sold/ Rent achieved	Sale/Rent price £
	e.g. 123 High Street, Milton Keynes	MK7 8JT	ETH	3	1930's house, large garden, garage, conservatory, modern/refurbished.	Dave, ABC Properties Tel: 0000 000000	01/04/2013	125,000
1								
2								
3								

Continued...

3 Comparable property address cont...

Please provide any background information to support this appeal:

[Empty text area for background information]

Unfortunately, we are unable to refer any appeals to the valuer if full details are not provided.

4 Valuer's response – this document must be typed not hand written

Panel Manager

Connells



LGSS



On appeal, the valuer should consider all comparable data and commentary submitted in Section 3 above.

5 Valuer commentary – detailed comment/feedback on the comparables submitted by the Customer/Advisor to explain why suitable/not suitable

1		
2		
3		

6 Valuer decision and rationale – please provide clear rationale to support the commentary made in section 5 above:

Rationale: Upon reviewing the comparables provided, is there justification to support an amended valuation **subject to confirmation from TSB** Yes No

[Empty text area for rationale]

Valuation/Rental value(pcm)

Amendment +/-£

Permission for amended report granted



Yes



No

Date:

£

[Valuation/Rental value input field]

[Amendment +/-£ input field]

[Permission for amended report granted input field]

[Date input field]

Valuer name:

[Valuer name input field]

Firm name:

[Firm name input field]