

TSB Valuation and Market Rent Appeal Form



1 Mortgage adviser/broker submission – this document must be typed, not hand written

Customer name: _____ Tel: _____ Email address: _____

Mortgage adviser/broker name _____ Tel: _____ Email address: _____

Property address including postcode: _____ Application number: _____ Type of appeal (BTL, new build etc) _____ Purchase price/estimated value _____

Number of bedrooms: _____ Property type: _____ Date: _____

2 The valuation/rental appeal process

We will consider a valuation appeal if sufficient evidence is provided to support an increased market value or rent; the appeal will be sent to the Surveyor for consideration.

The following evidence should be provided:

- 3 similar property comparables sold or rented (at least subject to contract) within the last 3 months.
- Properties provided must be comparable to the subject property E.G the same property type, number of bedrooms, similar gross floor area, in the same locality and ideally the same postcode.
- A minimum of 6 months bank statements and corresponding tenancy agreement can be provided in addition to comparables to support a market rent appeal. The gross rental income can be documented in Section 4 – Further details.

Estate agents marketing letters, details of unsold/unlet properties, automated, indexed, previous or other valuations will not be considered to support an appeal.

Comparable evidence of both new build and second resale properties should be provided to support a new build appeal, highlighting any applicable incentives in Section 4 – Further details.

This completed form and any supporting information should be sent to valuationqueries@TSB.co.uk

The Surveyor's decision is final – TSB cannot overturn the outcome of a valuation appeal.

3	Comparable property address	Postcode	Property type	Beds	Description/comments	Source of Information – E.G land registry or estate agents details including contact telephone number	Date sold/rent achieved	Sale/rental 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...

4 Further details – such as gross rental income or new build incentives

[Empty text area for further details]

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

5 Surveyor commentary – detailed feedback on each comparable submitted confirming suitability

1		
2		
3		

6 Surveyor decision and rationale – a clear explanation to support the final decision and 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]

Market value/rent (PCM): Amendment +/- £: Permission for amended report granted Yes No Date:

£ [input] [input] [input]

Surveyor name: [input] Firm name: [input]