

VALUATION APPEAL FORM

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 in blue below.

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	DH	SDH X	MTH	ETH	DB	SDB
Flat (purpose built)		Flat (converted)		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: Looks recently refitted		
Garaging/parking/other: Single garage – small conservatory		Date sold: Completed Jan 2015		Price: £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 £215,000. Rental value should be £800 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	DH	SDH	MTH	ETH	DB	SDB
Flat (purpose built)		Flat (converted)		Living Rooms:		
Size (floor area if known) especially important for flats.		Bedrooms and bathrooms:		Condition:		
Garaging/parking		Date sold/rented:		Price/rent pcm: £		
Source of information web link/URL and notes:						

Comparable 2

Address:			Postcode:			
Type	DH	SDH	MTH	ETH	DB	SDB
Flat (purpose built)		Flat (converted)		Living Rooms:		
Size (floor area if known) especially important for flats.		Bedrooms and bathrooms:		Condition:		
Garaging/parking		Date sold/rented:		Price/rent pcm: £		
Source of information web link/URL and notes:						

Comparable 3

Address:				Postcode:		
Type	DH	SDH	MTH	ETH	DB	SDB
Flat (purpose built)		Flat (converted)		Living Rooms:		
Size (floor area if known) especially important for flats.		Bedrooms and bathrooms:		Condition:		
Garaging/parking		Date sold/rented:		Price/rent pcm: £		
Source of information web link/URL and notes:						

SUMMARY Value should be £ Rental value should be £ pcm

PLEASE EMAIL THE COMPLETED FORM TOGETHER WITH ANY SUPPORTING DOCUMENTATION AND WEB LINKS/URL's to SVSVvaluationAppeals@lloydsbanking.com or by FAX to 0345 124 1456