

Legal & General Surveying Services - Rental Valuation Challenge and Response Form

1. Details of subject property.

Customer name:	Tel:	Email Address:
Broker name:	Tel:	Email Address:
Property full address including Postcode:		

2. The valuation challenge process.

We can only accept a rental valuation challenge if evidence of rents of comparable properties is provided. Please supply in section 3 below full details of the best comparables which you consider justify your challenge. These must be recently agreed rents, be as similar as possible to the subject property and in the same locality. We cannot accept marketing letters, asking rents, indexed valuations and previous valuations. **Please note that if these criteria are not met we will be unable to deal with your challenge.** The completed form should be sent to LGSS via nexuspvq@lgsurvey.co.uk. The form will then be forwarded to the valuer for consideration. Please note that LGSS cannot overrule the opinion of the valuer.

3. Customer comparables and comments.

Comparable Property Address	Postcode	Property Style/Type	Beds	Description/Comment	Source of information, e.g. Land Registry or agents details including contact number	Date Let	Rent per calendar month £
e.g. 123 High Street, Anytown.	A99 9XX	SD House	3	1930's semi, gas CH, garage, modern kitchen and bathroom, large garden, single garage.	Hannah, Anytown Estates Tel: 12345678;	01/08/2016	650
1.							
2.							
3.							

Any further comments in support of the challenge, including your suggested rental valuation.

4. FOR VALUER USE ONLY.

Please fully consider the customer's comparables shown above and provide your comments on each below.

Please provide a revised opinion of rental value if appropriate.

Comparable 1

Comparable 2

Comparable 3

Additional comments

Is there justification for an amendment to the reported rental valuation? YES NO (delete as appropriate)

If Yes, what is your revised opinion of rental value per calendar month? £

Valuer name:

Firm name:

Date:

Please email the completed form back to LGSS via the PVQ process.

Please DO NOT submit an amended mortgage valuation report until authorised by LGSS.