

# 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 exchanged or completed within the last 6 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.

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 your regional mailbox. If you're unsure what region applies to you, you can use our BDM lookup tool to find out your case management teams details.**

**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 providing 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

Large empty text area for providing the surveyor's rationale.

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

£			
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Surveyor name:	Firm name: