the West Brom
for intermediaries

Lender Valuation & Rental Appeal Form

1. Customer/Adviser Submission

This document must be typed not hand written						Date:	
Customer name:		**Telephone:**		**Email address:**			
Adviser:		**Telephone:**		**Email address:**			
Property address including postcode:							
Application number:		**Property type:**		**Purchase Price/Estimated Value:**		**£**	

2. The Valuation/Rental Appeal Process

The Valuation Report is completed by an independent Valuation Panel Manager/Valuer instructed by The Lender or agents thereof. All reports are completed by an RICS qualified residential valuer registered under the RICS Valuer Registration Scheme who has appropriate local knowledge.

The Lender will only accept a valuation appeal in exceptional circumstances where compelling evidence exists to contradict the valuation provided. This is defined as 3 sold comparables where the property has sold at a higher / similar price than the subject property in the last 6 months. These must be of 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 Sections 2 & 3. For rental value appeals, this is defined as 3 comparables where the property has been rented at a higher / similar price than the subject property in the last 6 months. These must be of the same property type (number of bedrooms, gross floor area etc.) in the same locality and ideally the same postcode. **If these criteria cannot be met The Lender will not be able to accept a valuation appeal**. Estate Agents marketing letters, details of unsold/unlet properties, automated valuations, indexed valuations, previous or other Valuer opinions are not suitable for consideration.

The completed form should be forwarded to Connells Survey & Valuation Customer Care Team

The valuation / rental appeal will be forwarded to the Valuer for consideration. The Lender will be guided by the Valuer in all appeals and cannot overturn a Valuers decision on value.

Commentary – please provide explanation and any background information to justify requested amendment:

3. Comparable Property Address

Comparable Property Address	Postcode	Property Type	Beds	Description/Comment	Selling Agent 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.							

Unfortunately The Lender is unable to refer this appeal to the valuer if full details are not provided in Section 3.

4. Panel Manager/Valuer Name

Valuer Response – this document must be typed not hand written. **Date:**

On Appeal, the Valuer should consider all comparable data and commentary submitted in Sections 2 & 3 overleaf. Feedback is required on the suitability of the comparables submitted and should provide details of the comparables and rationale utilised by the Valuer to form an opinion of value.

Please note – this form must be fully completed or will be referred back to the Valuer. The Lender monitors the performance of Valuers and this includes Appeals and Complaints.

5. Valuer Commentary - detailed comment/feedback on the comparables submitted by the Customer/Adviser to explain why suitable/not suitable

1.

2.

3.

6. Valuer Comparables – comparable evidence utilised to form an opinion of value

Comparable Address & Postcode	Property Type	Beds	Description/Comment	Date Sold	Sale Price £ Rental achieved
1.					
2.					
3.					

7. Additional Commentary

Please provide clear additional rationale to summarise the comparables used and any other relevant information to support the valuation:

Valuation/Rental following Appeal	**£**	**Amendment +/-£**		**New Report Issued:**	**Y/N**	**Date:**	

Please provide a statement to explain why an amendment is appropriate in this instance:

Valuer name:		**RICS number:**		**Company:**	

Please complete the form in full and return by email to: **ist@westbrom.co.uk**

The form must include at least 3 comparables with similar properties (same postcode, size, property type and condition). These can be website comparisons such as Rightmove/Zoopla etc. The properties must have sold within the last 6 months rather than be available on the open market.