

1. APPLICANT(S)	2. PROPERTY ADDRESS								
3. TYPE OF PROPERTY	4. DATE OF CONSTRUCTION	5. TENURE (IF LEASEHOLD STATE UNEXPIRED TERM & GROUND RENT)							
6. ACCOMODATION (please give number of)									
living rooms	bedrooms	kitchens	bathrooms	wc - inside	wc - outside	cellars	attics	garages	outbuildings
<input style="width: 40px; height: 20px;" type="text"/>	<input style="width: 40px; height: 20px;" type="text"/>	<input style="width: 40px; height: 20px;" type="text"/>	<input style="width: 40px; height: 20px;" type="text"/>	<input style="width: 40px; height: 20px;" type="text"/>	<input style="width: 40px; height: 20px;" type="text"/>	<input style="width: 40px; height: 20px;" type="text"/>	<input style="width: 40px; height: 20px;" type="text"/>	<input style="width: 40px; height: 20px;" type="text"/>	<input style="width: 40px; height: 20px;" type="text"/>
7. SERVICES (state whether mains water, drainage, electricity and gas are connected and give the type of heating system)									
8. LOCALITY & AMENITIES									
a. Brief description of locality									
b. Is the property suitable for the locality?									
c. Is the characerof the area improving, deteriorating or stationary?									
d. Is there a ready demand for property?									
e. Is the property likely to be affected by compulsory purchase, re-development, road widening, etc?									
f. Is there any evidence of subsidence, settlement or landslip in the property or immediate vicinity? If so, is this attributable to mining?									
9. ROADS									
Are the roads fully made up and adopted by the Local Authority?									
If not, state existing condition and estimated outstanding Road Making Liability.									
10. REPAIRS									
11. GENERAL REMARKS									
12. INSURANCE									
State total reinstatement cost, this sum to include architects', Surveyors', and legal fees, the cost of removing debris and the extra cost to comply with building and government regulations and bye laws									
£									

13. VALUATION FOR MORTGAGE PURPOSES

Valuation when satisfactorily repaired/completed	£
Retention for recommended repairs	£
Retention for road charges (if any)	£
Valuation in present condition or stage of construction	£

14. Is this property suitable as mortgage security?

yes	no
<input type="checkbox"/>	<input type="checkbox"/>

15. Your understanding of the Purchase Price after making appropriate enquiries of the agent / vendor

£

16. If your valuation is different to the purchase price please provide a brief, reasoned statement as to why this is the case.

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17. Details of comparables used in arriving at your valuation

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18. Please provide a brief rationale linking your validation to the comparables provided above

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19. Details of any purchase incentives you are aware of and their effect, if any, on your validation

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IMPORTANT NOTICE TO MORTGAGE APPLICANTS

THIS REPORT IS NOT A STRUCTURAL SURVEY AND MUST NOT BE TAKEN AS SUCH. It has been obtained by the Society from a qualified Valuer or firm of Valuer's, to help determine whether your application for a mortgage can be approved (and if so on what terms) and to satisfy section 13 of the Building Societies Act 1986. As the Valuer's inspection was not a survey, it is possible that there may be defects in the property, which were not discovered by the Valuer during his limited inspection. There may also be defects which are not shown in this Report because they are not significant to the Society in assessing the adequacy of the property for mortgage purposes.

The Society recommends that you consider obtaining a more detailed survey, if you have not already done so. The Valuer who prepared the Report and Mortgage Valuation for the Society may be prepared to undertake a private survey on your behalf and, if so, the Society will be pleased to put you in touch with him if you wish to consider using his services for this purpose.

THIS REPORT IS NOT A MARKET VALUATION. The value for mortgage purposes does not necessarily take into account immediate local market or other factors which may be reflected in the purchase price. If the mortgage application is approved, you will receive formal notice that the Society does not warrant that the purchase price is reasonable.

This is a Report to the Society by its Valuer and neither the Society nor the Valuer give any warranty, representation or assurances to you that the statements conclusions and opinions expressed or implied in this report are accurate or reliable. The Report is made without legal responsibility to you, or to any other person, even if the Valuer has been negligent in relation to the Report.

I certify that I am not disqualified under section 13 of the Building Societies Act 1986 from making this report

Signed

Qualifications

Name of Firm

Date