Teachers Building Society

Valuation Appeal Form



1. Customer / Advis	Date	:										
Customer:		Tel:			Email address:							
Advisor:	Tel: Email address:											
Property address inclu	ding postcode:											
Application number:		Pror	perty type:		Purchase price / Estima	Estimated value: £						
2. The Valuation Process												
The Valuation Report is completed by an independent Valuation Panel Manager/Valuer instructed by LENDER. All reports are completed by an RICS qualified residential valuer registered under the RICS Valuer Registration Scheme who has appropriate local knowledge. Teachers Building Society will only accept a valuation appeal in exceptional circumstances where evidence exists to contradict the valuation provided. This is defined as 3 sold comparables for residential properties or 3 let properties for BTL where the property has sold at a higher price than the subject property or been let at a higher price 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. If these criteria cannot be met Teachers Building Society 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: underwriting@teachersbs.co.uk Commentary - please provide explanation and any background information to justify amendment:												
3. Comparable Property Details												
Comparable property address	Postcode	Property type	Beds	Description / Comment	Selling / Letting agent including contact number	Date sold /Let	Sale price / Let price PCM £					
	 	+				_	+					

4.	Panel Manager / Valuer Name LC	SSS												
Valu	D	Date:												
prov	Appeal, the valuer should consider all comparable dat ide details of the comparables and rationale utilised b use note – this form must be fully completed or will be	y the valuer to form a	n opinion of val	ue.	· ·									
5. Valuer Commentary - details comment/feedback on the comparables submitted by the customer / advisor to explain why suitable / not suitable														
1	1													
2														
3														
6. Valuer Comparables - comparable evidence utilised to form an opinion of value														
	Comparable address & postcode	Property type	Beds	Decript	on/Comment		Date Sold	Sale Price £						
1														
2														
3														
7. /	Additional Commentary													
Plea	se provide clear additional rationatle to sum	nmarise the compa	arables and a	any othe	r relevant information to support the v	aluation:								
Valu	lation following appeal: £	Amendment: +/-	£		New report issues: Y/N	Date:								
	ise provide a statement to explain why an a		opriate in thi	s instan		,								
Valuer name:		RICS number:			Company:									