

# SCOTTISH WIDOWS BANK

## VALUATION APPEAL FORM

Thanks for getting in touch following your recent property valuation. Our valuations are completed after carefully considering a range of comparable evidence. Any comparables that are not effectively identical to the subject are adjusted to reflect any key differences such as size, accommodation, condition, location etc together with a rationale to explain how they relate to the subject property.

We're always willing to consider additional evidence that may come to light on the same basis outlined above. As part of a major financial institution we do however have strict audit requirements to satisfy if we are to review a valuation.

To help us satisfy these requirements please supply details of evidence for consideration using the attached form.

- Please only provide the 3 comparables considered to offer the best support for your appeal using this form.
- It is very important that we can identify specific properties so full addresses are required please including house/flat numbers and postcodes.
- Web site links should be included where available so we can see images, floor plans etc.

When considering comparable capital valuations greatest importance will be attached to the following:

Market transactions where the sale has been completed or contracts have been exchanged, preferably within the 3 months prior to our valuation.

Agreed sales that are progressing to exchange of contracts.

**Please note:** asking prices and unsubstantiated opinions of other professionals are not sufficient to satisfy our audit requirements.

**Please note:** We will be unable to undertake a review if comparables are not provided and using this form.

Applicants name(s)	<input type="text"/>	
	<input type="text"/>	
Account Number	<input type="text"/>	
Address of Property	<input type="text"/>	
	<input type="text"/>	
	<input type="text"/>	Postcode <input type="text"/>

**Note:** the 'Date Sold' must be prior to the date of the valuation for all comparable properties.

### PROPERTY ONE

SALES EVIDENCE: Address:						Postcode:
Type (of property)	DH	SDH	MTH	ETH	DB	SDB
Flat (purpose built)					Flat (converted)	Number of Living Rooms:
Heating: (specify)					Number of Bedrooms:	Number of Bathrooms:
Garage(s):					Date Sold:	Price: £
Source of Information:						

**PROPERTY TWO**

SALES EVIDENCE: Address:						Postcode:
Type (of property)	DH	SDH	MTH	ETH	DB	SDB
Flat (purpose built)					Flat (converted)	Number of Living Rooms:
Heating: (specify)					Number of Bedrooms:	Number of Bathrooms:
Garage(s):					Date Sold:	Price: £
Source of Information:						

**PROPERTY THREE**

SALES EVIDENCE: Address:						Postcode:
Type (of property)	DH	SDH	MTH	ETH	DB	SDB
Flat (purpose built)					Flat (converted)	Number of Living Rooms:
Heating: (specify)					Number of Bedrooms:	Number of Bathrooms:
Garage(s):					Date Sold:	Price: £
Source of Information:						

**SUMMARY**

Value should be	£
Rental value should be	£ (pcm)

Scottish Widows Bank plc. Registered Office: PO Box 12757, 67 Morrison Street, Edinburgh EH3 8YJ. Registered in Scotland no. 154554.

Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under registration number 201601.

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