**Valuation Appeal Form**

| **Borrower(s)** |  |
| --- | --- |
| **Property address including postcode** |  |

**Valuation Appeal Requirements**

Appeals will only be considered where

* there’s a difference of £10,000 or more between the valuation (market value) and the estimated value (purchase price),
* there’s a material impact on the application, product and/or loan amount, and
* the completed Valuation Appeal Form has been provided to the surveyor by Gen H (third party requests will not be accepted).

Appeals must be supported by 3 comparable properties that

* have been sold within the last 6 months,
* are located within a 1-mile radius of the security, and
* are of a similar size, type and style.

Where properties meeting the above criteria are not available, the closest comparables may be provided.

All details of comparable properties must be completed fully and accurately. If any details are omitted, the appeal will be rejected. Estate Agents’ valuations or properties that are not yet sold cannot be used as a comparable.

If the subject property is a newbuild, please supply at least one pre-owned comparable.

**Comparable properties**

|  | **Property 1** | | **Property 2** | | **Property 3** | |
| --- | --- | --- | --- | --- | --- | --- |
| **Address** |  | |  | |  | |
| **Postcode** |  | |  | |  | |
| **Property type** |  | |  | |  | |
| **Bedrooms** |  | |  | |  | |
| **Description** |  | |  | |  | |
| **Source (including contact details and/or URL)** |  | |  | |  | |
| **Date sold** |  | |  | |  | |
| **Sale price** | £ | | £ | | £ | |

| Any further comments in support of the challenge, including your suggested valuation: |
| --- |

**Lender requirements**

The completed form should be sent via the PVQ process. The form will then be forwarded to the valuer for consideration.

**Valuer review**

**For Valuer use only.**

Please fully consider the borrower’s comparables above and provide your comments on each below. Please provide a revised opinion of value if appropriate.

| **Comparable 1** |  |
| --- | --- |
| **Comparable 2** |  |
| **Comparable 3** |  |
| **Additional comments** |  |
| **Is an amendment to the valuation justified?** |  |
| **If yes, what is the revised valuation?** | £ |

| **Valuer name** |  |
| --- | --- |
| **Firm name** |  |
| **Date of review** |  |

Please email the completed form back via the PVQ process.

**Don’t submit an amended mortgage valuation report until authorised.**