## **Teachers Building Society**

## Valuation Appeal Form



1. Customer / Advis	Date:	Date:											
Customer:		Tel:			Email address:								
Advisor:		Tel:			Email address:								
Property address including postcode:													
Application number:		Prop	Property type: Purchase price / 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 explana	ation and any back	kground inform	nation to justify amendment:									
3. Comparable Prop	perty Details												
Comparable	Postcode	Property type	Beds	Description / Comment	Selling / Letting	Date sold /Let	Sale price / Let						
property address					agent including contact number		price PCM £						
						<u> </u>							

4. Panel Manager / Valuer Name LGSS													
Val	Valuer response - this document must be typed not handwritten 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. Teachers Building Society monitors the performance of valuers and this includes appeals and complaints													
5. Valuer Commentary - details comment/feedback on the comparables submitted by the customer / advisor to explain why suitable / not suitable													
-													
2													
3													
6. \	/aluer Comparables - comparable evidence		opinion of va										
	Comparable address & postcode	Property type	Beds	Decriptio	n/Comment		Date Sold	Sale Price £					
1													
2													
3													
7.4	Additional Commentary												
Please provide clear additional rationatle to summarise the comparables and any other relevant information to support the valuation:													
Valu	ation following appeal: £	Amendment: +/- £			New report issues: Y/N	Date							
Please provide a statement to explain why an amendment is appropriate in this instance:													
Valu	ier name:	RICS number:			Company:								