NatWest

# Standard Mortgage Valuation

Case Ref:

Applicants

Address of Property

Postcode

If New, plot number

**New and Recently Built, Converted and/or Refurbished property**
(dates may be estimated)

Has the property been built, first occupied in its current state or significantly modernised, refurbished or altered in the last 2 years — Yes [ ] No [X]

Detail if Yes

**Warranty** — NHBC [ ] Other [ ]

If Other, details

If under construction is the property sufficiently completed for mortgage purposes? — Yes [ ] No [ ] N/A [ ]

**The CML Disclosure Form**

Signed By

Dated

has been seen and taken into account — Yes [ ] No [ ] N/A [ ]

If Yes: Name of Builder

Name of Development

Number of Units in Development

NewBuy Scheme — Yes [ ] No [ ]

If Yes, is there a Part Exchange? — Yes [ ] No [ ]

If Yes, has the PX valuation been seen? — Yes [ ] No [ ]

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Was the address correct in the instructions (If No, enter correct address) — Yes [X] No [ ]

Purchase price/estimated value (as stated in instruction or to the valuer) £ 460000

**Property Type** — House [ ] Bungalow [ ] Flat/Maisonette [X]

**Style** — Detached [ ] Semi-detached [ ] Mid Terraced [ ] End Terraced [ ]

**Flats:** — Number of Storeys in block 3 — Which floor(s) 1 — No. of Units 2

**Approx Year Built** 1900 — Purpose Built — Yes [ ] No [X]

If No, approximate year of conversion 1970

**Accommodation** — Living Rooms 1 — Bathrooms 2 — Bedrooms 2 — Separate WCs 1 — Kitchens 1

**Private Parking** — Garage [ ] Space [ ] None [X]

**Approx. Gross External Floor Area M$^2$** — Main 86 — Significant Outbuildings 0

Present use of outbuildings

**Services** Does the property have MAINS water, electricity and drainage — Yes [X] No [ ]

If No, details

Tenure (as stated to or assumed by the valuer) — Freehold [ ] Leasehold [X] Commonhold [ ] Scottish [ ]

Term of years (If not known, enter N/K) N/K — Term remaining 86

**Suitable Mortgage Security** — Yes [X] No [ ]

**Market Value** — Market Value £ 460000

After repairs £

**Estimated Value of Incentives** £

**Insurance** — Main and significant outbuildings reinstatement costs £ 233000

**Estimated % of flat roofed area (excluding garages and outbuildings)** — Approx 30 %

**Date of Inspection** 28/02/2017

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| Special Risks and Essential Matters for Mortgage Purposes | No | Yes | Details if required |
|---|---|---|---|
| Is the property of Non standard construction or Non acceptable methods as defined in Lender Guidelines | [X] | [ ] | |
| Plot (not measured) Is the total plot area likely to exceed 1 Hectare /2.5 Acres | [X] | [ ] | |
| Was there any evidence during the inspection of commercial use If Yes, provide details and approx % (refer to guidelines) | [X] | [ ] | |
| Was there any evidence during the inspection of tenancy | [X] | [ ] | |
| Is there evidence of structural movement Yes [ ] No [X] If Yes, appears possibly recent or progressive | [ ] | [ ] | |
| Specialist reports considered essential for mortgage purposes | [X] | [ ] | Structural Engineer [ ] Timber/Damp [ ] Other [ ] (provide comment overleaf if reports required)> |
| Essential repairs Does the property require any further repairs or reports for mortgage purposes | [X] | [ ] | If Yes, please complete the section overleaf> |
| Any other matters considered essential for mortgage purposes, or transaction history which the valuer can disclose | [ ] | [X] | If Yes, please complete the section overleaf> |

Case Ref:
Applicants
Address

**Specialist Reports required for mortgage purposes (please provide reasons)**

**Essential Repairs for Mortgage Purposes**

**Additional Matters considered essential for mortgage purposes**
The valuer is expected to include such matters as mining or flooding/coastal erosion risk where apparent but does not make detailed enquiries, such matters will be reported by the legal advisors after obtaining an Environmental Search.

The valuer MAY be aware and include details of previous transactions, however is not expected to make detailed enquiries and cannot disclose any transaction which may involve a breach of the Data Protection Act, for example, where he might have seen the property for a previous lender or applicant.

The inspection was limited to the interior of the subject flat, adjacent common parts and such elements of the exterior of the building as visible from ground level only. The property has been converted from a single dwelling (e.g. house).·The lease has not been inspected and it is assumed it contains no onerous conditions. The lender s legal adviser should make enquiries as to any proposed expenditure planned for the block as a whole which could affect the level of service charge.

The conveyancer should check that all necessary statutory and Local Authority consents and approvals have been obtained for the conversion of the loft.

The flat is located on the ground fist and second floors and there is no lift.

**General Observations**
It should be noted that coverings to flat roofs often have a limited life and can be prone to sudden failure. The property is situated within a mainly residential area. The general condition of the property appears consistent with its age and type of construction but some works of repair and maintenance are required. Elements of the property are ageing and likely to require attention.

**Declaration**
I certify that the property described in this report has been inspected by me and that the valuation is a fair indication of the current value for mortgage purposes. I do not have a direct or indirect interest in the property. I understand that a copy of this valuation form will be disclosed to the borrower.

**I certify that I am a RICS Registered Valuer** X

**Valuer name**
**Signed:** 579443 = 7785
**Qualifications** MRICS
**RICS No.** 70575

**Firm Name**
**Address**

**Tel**
**Fax**

**Report Date** 28/02/2017
**Valuer Ref:** X4066844

**An Important Notice to the Applicant is attached. Please read carefully before making any commitments**

NatWest

# Standard Mortgage Valuation

## Important Notice to Applicants

**Please read carefully**

This report is in the format required by Natwest Bank plc ("the Bank"). A copy of the report has been provided to you as a matter of courtesy for information only and should not be disclosed by you to any third party. In the event of such disclosure, no responsibility will be accepted either by the Bank or the valuer to the third party.

The report has been obtained from an independent valuer and has been prepared solely to enable the Bank to consider what advance (if any) may be made on the security of this property.

The report is not a building survey or report on condition and may not mention defects that may be important to you or which may be revealed by a detailed survey. If any repair(s) and their estimated cost(s) are indicated in the report you should satisfy yourself as to the cost(s) of such repair(s) by detailed contractors' estimates before proceeding with the purchase.

The valuation figure is for mortgage purposes only and will not necessarily represent the purchase valuation of the property.

The report is by the valuer to the Bank and has been prepared in accordance with the RICS residential mortgage valuation specification. No warranty is given or implied by the Bank or the valuer that the statements or opinions expressed or implied in the report are accurate or valid, or (in the case of a purchase) that the purchase price is reasonable. The Bank recommends that you obtain your own report to satisfy yourself as to the property's condition and value. Otherwise, you will proceed entirely at your own risk, as neither the Bank nor the valuer accepts any responsibility to you for the content of the report.