

A Guide to Property Surveys and Fees

Mortgage Valuation

A limited check on the property to assess the value of the property for lending purposes. We will provide you with a copy of the mortgage valuation but it is unlikely to cover items of detail which would be picked up in a survey.

We strongly advise you to obtain your own survey. There may be problems in the property and they won't appear in the mortgage valuation report.

You can make your own arrangements, or if you prefer, we can arrange a Homebuyer Report or a Building Survey in conjunction with the Mortgage Valuation.

Homebuyer Survey and Valuation Report

A Homebuyer Survey and Valuation also known as a Homebuyer Report, is a survey completed to a standard format set out by the Royal Institute of Chartered Surveyors (RICS). A Homebuyer Report provides more detailed information for you on the condition of the property.

A Homebuyer Report may be unsuitable for some older or larger properties, but the surveyor will inform you if this is the case.

The report will provide you with a concise report on the state of repair and condition of the property, together with an opinion of its open market value.

Major defects noted in the building will be listed in general terms, with recommendations which may involve seeking specialist services. The report will not list every minor defect observed and it must be emphasised that it is not a structural or building survey. The surveyor will forward the report direct

to you.

We do not need to see the Homebuyer Report as we will obtain a separate Mortgage Valuation Report usually from the same valuer.

Building Survey

A Building Survey is a comprehensive inspection of a property reported in a style to suit the property and your specific requirements.

It examines all accessible parts of the property – and you can ask to have specific areas included, so it covers any particular concerns you have about the building. It is a report which can be tailored to your needs between you and your surveyor.

As such there is no set fee scale for building surveys, so the fee has to be negotiated between you and the surveyor. The surveyor will agree terms and conditions of engagement directly with you and collect the fee from you.

We do not need to see the building survey as we will obtain a separate Mortgage Valuation Report (usually from the same valuer), but for this we will still charge the standard fee for a Mortgage Valuation Report.

Mortgage Valuation Fees

	Fee Excl. Application	Fee Incl. £125 Application
Not exceeding £100,000	£170	£295
Not exceeding £150,000	£200	£325
Not exceeding £200,000	£250	£375
Not exceeding £250,000	£285	£410
Not exceeding £300,000	£315	£440
Not exceeding £350,000	£345	£470
Not exceeding £400,000	£375	£500
Not exceeding £450,000	£405	£530
Not exceeding £500,000	£440	£565
Not exceeding £550,000	£470	£595
Not exceeding £600,000	£500	£625
Not exceeding £650,000	£530	£655
Not exceeding £700,000	£560	£685
Not exceeding £750,000	£590	£715
Not exceeding £800,000	£620	£745
Not exceeding £850,000	£650	£775
Not exceeding £900,000	£680	£805
Not exceeding £950,000	£710	£835
Not exceeding £1,000,000	£745	£870

Please contact the team for higher property valuation figure quotations.

Combined Mortgage Valuation and RICS Level 2 Home Survey Report

	Fee Excl. Application	Fee Incl. £125 Application
Not exceeding £100,000	£370	£495
Not exceeding £150,000	£420	£545
Not exceeding £200,000	£460	£585
Not exceeding £250,000	£490	£615
Not exceeding £300,000	£520	£645
Not exceeding £350,000	£550	£675
Not exceeding £400,000	£580	£705
Not exceeding £450,000	£620	£745
Not exceeding £500,000	£650	£775
Not exceeding £550,000	£680	£805
Not exceeding £600,000	£710	£835
Not exceeding £650,000	£740	£865
Not exceeding £700,000	£770	£895
Not exceeding £750,000	£800	£925
Not exceeding £800,000	£830	£955
Not exceeding £850,000	£860	£985
Not exceeding £900,000	£890	£1,015
Not exceeding £950,000	£920	£1,045
Not exceeding £1,000,000	£950	£1,075

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Combined Mortgage Valuation and RICS Level 3 Home Survey Report

	Fee Excl. Application	Fee Incl. £125 Application
Not exceeding £100,000	£850	£975
Not exceeding £150,000	£910	£1,035
Not exceeding £200,000	£970	£1,095
Not exceeding £250,000	£1,030	£1,155
Not exceeding £300,000	£1,090	£1,215
Not exceeding £350,000	£1,150	£1,275
Not exceeding £400,000	£1,220	£1,345
Not exceeding £450,000	£1,290	£1,415
Not exceeding £500,000	£1,360	£1,485
Not exceeding £550,000	£1,430	£1,555
Not exceeding £600,000	£1,500	£1,625
Not exceeding £650,000	£1,570	£1,695
Not exceeding £700,000	£1,640	£1,765
Not exceeding £750,000	£1,700	£1,825
Not exceeding £800,000	£1,760	£1,885
Not exceeding £850,000	£1,820	£1,945
Not exceeding £900,000	£1,880	£2,005
Not exceeding £950,000	£1,940	£2,065
Not exceeding £1,000,000	£2,000	£2,125
Not exceeding £1,050,000	£2,060	£2,185

Please contact the team for higher property valuation figure quotations.

Application Fee

A fee, currently £125, is collected with the valuation fee for processing an application for a mortgage.

Re-Inspection Fees

Where a re-inspection is required, the fee will be £110 (no administration fee charged).

Re-Valuation Fees

£160 (inclusive of VAT). Applicable where the original Market Valuation (MV) was completed within one (1) year of the original valuation and the Estimated Value (EV) is no more than £1m. If more than one (1) year has passed, a new MV is required. EV over £1m by negotiation.

YOUR HOME MAYBE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE