

Report No.   
Voucher No / Case

Instructing Office:   
Reporting Office:

## Residential Property Mortgage Valuation Report for ABig Building Society

(Figures in brackets are for ABig use)

Inspection Date:

**VALUER'S COPY**

### 1. MORTGAGE DETAILS

Applicant(s) Name(s)

Property Address  
inc. postcode  **Postcode**

Purchase Price  £ Advance Amount  £

### 2. TENURE

Tenure Freehold (0) Leasehold (1) or Feudal (2) If Leasehold unexpired term  Years

Rent – Ground/Chief/Feu  £ p.a Fixed/Escalating etc.

Maintenance charge  £ p.a Other

If shared ownership, what % of the property is being purchased  %

### 3. TENANCIES

Is there any tenancy apparent? Yes/No If Yes – please give details and rent(s) upon any agreement

### 4. PROPERTY DESCRIPTION

Type of Property Detached House (01)  Semi – Det House (02)  Terraced House (03)  Det Bungalow (11)

Other Bungalow (12)  Purpose Built Flat (13)  Converted Flat (33)

Approx. Year Built  If a flat, which floor is it on?  Is there a lift? Yes/No

Number of Bedrooms  Number of Bathrooms (inc. Ensuite bath/shower rooms)  Number of habitable rooms

### 5. PROPERTY CONSTRUCTION

Main Building Construction – Walls  Roof

Garage / Parking Space Single (1) / Double (2) / Parking Space (3) / None (4)

Is the parking space / garage offsite? Yes/No

### 6. SERVICES

Mains Services Available Electricity / Gas / Water / Drainage / Other

Type of Central Heating None (0) / Full Gas (1) / Full Electric (2) / Full Oil Fired (3) / Fuel Solid Fuel (4)  
Part Gas (5) / Part Electric (6) / Part Oil Fired (3) / Part Solid Fuel (8)

### 7. NEW PROPERTIES (if applicable)

Name of Builder  NHBC / Zurich / Architect / Other

Are roads / footpaths made / partly made / unmade Estimated cost of making up  £

### 8. BUILDINGS INSURANCE

Estimated current re-instatement cost including site clearance and professional fees excluding VAT, except on fees  £ Floors Area – Main Building  m<sup>2</sup>  
Garage if not integral  m<sup>2</sup>  
Other Buildings  m<sup>2</sup>

Does this property need to be referred due to special insurance risks Yes/No

If Yes – include appropriate key statements in Section 10 – General Remarks

Property Address

**9. OTHER MATTERS THAT MAY MATERIALLY AFFECT THE VALUE**

(If applicable, give more details in General Remarks below)

Is the property readily saleable at or about the valuation figure? Yes/No In the case of flats etc. is proper management / maintenance apparent? Yes/No

Has the property ever been affected by structural movement caused by subsidence, settlement, landslip or heave? Yes/No Is the risk of further movement one the Society can accept (If No decline property) Yes/No

Rights of way / Easements / Servitudes / Wayleaves (where apparent on inspection) Yes/No Building works that may have required Planning Permission / Building Regulation approval Yes/No

Any other important factors? Yes/No If Yes give details

**10. GENERAL REMARKS** (including the general condition of the property)

Sample

**11. WORKS TO BE CARRIED OUT** as condition of mortgage subject to retention below. (Listing should only include work absolutely necessary to protect the Society's security. The amount of advance must be ignored.)

Amount of Retention Recommended (minimum retention amount is £1000. This is not an estimate of costs. The Applicant(s) should obtain detailed estimates before proceeding with the purchase.) £

**12. VALUATION FOR MORTGAGE PURPOSES** – (assuming vacant possession unless otherwise stated)

Is the property a suitable security for the Society Yes/No

If Yes, valuation in present condition £

Valuation upon completion of any works required under section 7 or 11 £

If shared ownership, value of share being purchased £

I certify that I have personally inspected the property and that in making this report I am not contravening Section 13 of the Building Societies Act 1986, or any variation or re-enactment of it.

Valuer's Signature
Name and Qualification
Firm's Identity Code
Date

Firm Address: Habitus Surveyors Ltd, Kingfisher House, Elmfield Road, Bromley, Kent, BR1 1LT
Postcode: BR1 1LT
Telephone: 08700 106667
Fax Number: 0208 3156579

IMPORTANT NOTICE TO APPLICANT(S)

This report has been prepared solely for the Society's purposes. It is not a structural report and is based upon a limited inspection. It may not reveal serious defects and may contain inaccuracies and omissions. It is unlikely to be adequate for a purchaser's purposes and should not be relied upon.

YOU ARE STRONGLY ADVISED TO OBTAIN A FULLER REPORT ON THE PROPERTY.

The Society does not guarantee that the purchase price is reasonable.