

Afin Bank

Valuation Appeal Form



Valuation Appeal Form

Reference		Borrower(s) Name	
Security Address			
Property Type		Purchase Price/Estimated Value	
Broker/Advisor Name		Broker/Advisor Firm and Contact Number	

This form should be completed if you would like to appeal the valuation received.

The Valuation Report is completed by an independent Valuation Panel Manager/Valuer, instructed by us. All reports are completed by an RICS qualified residential valuer registered under the RICS Valuer Registration Scheme who has appropriate local knowledge.

Valuation appeals will only be considered where compelling evidence exists to support a higher valuation. For property value appeals, this must include three sold comparables—properties of the same type (e.g. number of bedrooms, condition, gross internal area, etc.) located within a 3-mile radius—which have sold for a higher or similar price within the past six months. Full details of each comparable must be provided. For rental value appeals, the criteria are the same, with the additional requirement that the comparable properties are actively let at the rental amount stated. Please note that appeals not meeting these criteria will not be accepted.

Historically, valuation appeals have a low success rate, as surveyors take all relevant factors into account during their initial assessment. However, if you believe there is important information that may have been overlooked, please include it with your submission.

Appeals will only be reviewed if the loan amount has been impacted by the valuation. We aim to respond within five working days of receiving your completed form.

If you wish to proceed, please complete the form yourself, as we are unable to do so on your behalf.

Comparable Data

Comparable Address	Property Type	Beds	Date Sold/Rent Achieved	Sale/Rent Price £	Selling/Letting Agent Details	Distance to Security
e.g. 123 High St, Milton Keynes, MK7 8JT	Detached	3	01/04/2000	£125,000	Dave, ABC Properties, Tel: 0000 000000	1 mile

Please note that we are unable to refer this appeal to the valuer if full details are not provided above.

Commentary – please provide an explanation and any additional information to justify requested amendment:

To be completed by the Valuer/Panel Manager:

On appeal, the Valuer should consider all comparable data and commentary submitted. 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.

Valuer Commentary - detailed feedback on each of the comparables submitted by the applicant/broker to explain why suitable/not suitable:

Valuer Comparables – comparable evidence utilised to form an opinion of value:

Comparable Address	Property Type	Beds	Description/Comment	Date Sold/Rent Achieved	Sale/Rent Price

Additional Valuer Commentary - please provide clear additional rationale to summarise the comparables used and any other relevant information to support the valuation:

Valuation/Rental Following Appeal		Amendment +/- £	
New Report Issued		Date	
Valuer Name and Company		RICS Number	

Please provide a statement to explain why an amendment is appropriate in this instance:

Please complete the form in full and return by email to support@afinbank.com