

THIS DOCUMENT IS FOR PROFESSIONAL INTERMEDIARIES ONLY AND SHOULD NOT BE SHOWN TO POTENTIAL CLIENTS

Residential property	Residential single BTL
Valuation	Fee paid by / for client
Up to – £150,000	£250
£150,001 – £200,000	£285
£200,001 – £250,000	£315
£250,001 – £300,000	£370
£300,001 – £400,000	£430
£400,001 – £500,000	£490
£500,001 – £600,000	£555
£600,001 – £700,000	£610
£700,001 – £800,000	£695
£800,001 – £900,000	£760
£900,001 – £1,000,000	£860
£1,000,001 – £1,200,000	£975
£1,200,001 – £1,400,000	£1,145
£1,400,001 – £1,600,000	£1,305
£1,600,001 – £1,800,000	£1,540
£1,800,001 – £2,000,000	£1,820

Residential property	
Re-inspections	£165

### Redbook reports - Large HMOs / MUFB / Portfolio / Commercial properties

All Redbook valuations are subject to quotes. We will endeavour to provide at least three firms for you to choose from where coverage and availability allows.

To provide an indication of expected fee quote levels, we would anticipate single properties under £500,000 to be charged at circa £1,600, and single properties under £1m to be charged at circa £2,400 but each deal and valuer quotation will vary.

Residential property	Residential single BTL
Re-valuation	Fee paid by / for client
Up to £250,000	£225
£250,001 – £500,000	£280
£500,001 – £700,000	£445
£700,001 – £1,000,000	£555
£1,000,001 – £1,200,000	£660
£1,200,001 – £1,400,000	£795
£1,400,001 – £1,600,000	£925
£1,600,001 – £1,800,000	£1,065
£1,800,001 – £2,000,000	£1,210

Small HMOs (3-6 occupants)	
Valuation up to	Fee paid by / for client
Up to £300,000	£750
£300,001 – £400,000	£785
£400,001 – £500,000	£925
£500,001 – £600,000	£970
£600,001 – £700,000	£1,030
£700,001 – £800,000	£1,115
£800,001 – £900,000	£1,195
£900,001 – £1,000,000	£1,300
Over £1,000,000	By negotiation



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Desktop valuations (Single residential / Single BTL)	
Purchase price / Estimated value	Fee paid to valuer
£0 – £250,000	£95
£250,001 – £500,000	£160
£500,001 – £1,000,000	£265
Desktops at zero valuation (when unsuitable for desktop)	£0

Bridging	
Purchase price / Estimated value (fees based on after-works value)	Total fee payable
Up to – £150,000	£425
£150,001 – £200,000	£490
£200,001 – £250,000	£560
£250,001 – £300,000	£625
£300,001 – £400,000	£685
£400,001 – £500,000	£765
£500,001 – £600,000	£865
£600,001 – £700,000	£1,025
£700,001 – £800,000	£1,115
£800,001 – £900,000	£1,215
£900,001 – £1,000,000	£1,325
£1,000,001 – £1,200,000	£1,580
£1,200,001 – £1,400,000	£1,860
£1,400,001 – £1,600,000	£2,140
£1,600,001 – £1,800,000	£2,395
£1,800,001 – £2,000,000	£2,650

## Other fees

### Transcription reports

By agreement

### Re-inspections

If carried out by original valuer: by agreement

### Re-valuations

This applies as an instruction to the original valuation company where the existing mortgagor requires a further advance and no significant alterations have taken place or are planned.

It may be required to obtain a re-valuation after the 6 month period if the valuer advises that local market conditions have changed so significantly that constructive comments cannot be made in respect of the continued relevance of the original valuation without re-inspecting and re-researching comparable evidence. The fee will be processed on a quotation basis, where a nominal level of fee discount is anticipated when compared to the original fee charged, assuming within a 3 year period of the original report.

### Fee parameters

- Additional administration fees may be applied if valuer selection is requested after an initial instruction has been instructed
- Transcription reports are processed by individual quotation (approval required by Shawbrook)
- Re-inspections, if carried out by original valuer (such as release of retention pending improvements) : processed by individual quotation
- Re-valuations, except for single BTL, are processed by individual quotation
- Abortive fees will be charged on a case by case basis, as specified by the valuer