

Valuation and market rent appeal

To submit an appeal against the valuation, we require details of at least **three comparable properties**. These should be provided within 14 working days of the date you became aware of the valuation.

Information we'll need to support your appeal:

- Full address of each comparable property (including property number and postcode)
- Details of the sale or letting agent, including the name of the contact spoken to and their contact number. (Please note: comparables sourced solely from websites such as Rightmove, are not acceptable)
- Agreed sale price or rental value (not the asking price or advertised rent)
- The date of the transaction (must be within the last 6 months)
- The source of the information.

For **valuation challenges**, comparables should be properties where a sale has either exchanged or fully completed within the last 6 months.

For **rental value challenges**, comparables should be properties that have been let within the last 6 months - ideally within the same postcode and of a similar property type, size and location.

If you're challenging a property value and a rental value, you'll need to complete a separate form for each.

When submitting comparables, it's helpful to include as much supporting detail as possible, for example:

- The size of the property
- Its overall condition and state of repair
- Whether the property has been extended
- Availability of off street parking or a garage.

Providing as much relevant detail as possible will help support your appeal and enable a more informed valuation review.

Mortgage adviser/broker details:

Name(s):

Company name:

Phone number:

Email address:

Security property details

Full postal address
of the property

	Postcode:

Type of appeal

Property
value

Rental
value

Tenure

Freehold/
absolute title ☐

Leasehold ☐ ▶

Unexpired
term of lease yrs

Purchase price / estimated value

£

Property type

House ☐

Bungalow ☐

Coach
house ☐

Is it ▶

Detached ☐

Semi-detached ☐

Mid/End terraced

Flat ☐

Maisonette ☐

Is it ▶

Purpose built ☐

Converted ☐

Number of bedrooms

Comparable property 1 (you must provide a minimum of 3)

Full postal address
of the property

	Postcode:

Property type

House ☐

Bungalow ☐

Coach
house ☐

Is it ▶

Detached ☐

Semi-detached ☐

Mid/End terraced

Flat ☐

Maisonette ☐

Is it ▶

Purpose built ☐

Converted ☐

Number of bedrooms

Source of information (HTML address)

Date sold / let

 / /

Sale/rental price

£

Further details (i.e Gross rental income /
new build incentives)

Comparable property 2

Full postal address
of the property

	Postcode:

Property type

House ☐ Bungalow ☐ Coach house ☐ Is it ▶ Detached ☐

Semi-detached ☐

Mid/End terraced

Flat ☐ Maisonette ☐ Is it ▶ Purpose built ☐

Converted ☐

Number of bedrooms

Source of information (HTML address)

Date sold / let

 / /

Sale/rental price

 £

Further details (i.e Gross rental income /
new build incentives)

Comparable property 3

Full postal address
of the property

	Postcode:

Property type

House ☐ Bungalow ☐ Coach house ☐ Is it ▶ Detached ☐

Semi-detached ☐

Mid/End terraced

Flat ☐ Maisonette ☐ Is it ▶ Purpose built ☐

Converted ☐

Number of bedrooms

Source of information (HTML address)

Date sold / let

 / /

Sale/rental price

 £

Further details (i.e Gross rental income /
new build incentives)

Comparable property 4

Full postal address
of the property

	Postcode:

Property type

House ☐ Bungalow ☐ Coach house ☐ Is it ▶ Detached ☐

Semi-detached ☐

Mid/End terraced

Flat ☐ Maisonette ☐ Is it ▶ Purpose built ☐

Converted ☐

Number of bedrooms

Source of information (HTML address)

Date sold / let

 / /

Sale/rental price

 £

Further details (i.e Gross rental income /
new build incentives)

Comparable property 5

Full postal address
of the property

	Postcode:

Property type

House ☐ Bungalow ☐ Coach house ☐ Is it ▶ Detached ☐

Semi-detached ☐

Mid/End terraced

Flat ☐ Maisonette ☐ Is it ▶ Purpose built ☐

Converted ☐

Number of bedrooms

Source of information (HTML address)

Date sold / let

 / /

Sale/rental price

 £

Further details (i.e Gross rental income /
new build incentives)

Comparable property 6

Full postal address
of the property

	Postcode:

Property type

House ☐ Bungalow ☐ Coach house ☐ Is it ▶ Detached ☐

Semi-detached ☐

Mid/End terraced

Flat ☐ Maisonette ☐ Is it ▶ Purpose built ☐

Converted ☐

Number of bedrooms

Source of information (HTML address)

Date sold / let

Sale/rental price

Further details (i.e Gross rental income /
new build incentives)

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