

Customer URN		Date of Inspection	
Name of applicant(s)			
Telephone (work)			
Telephone (mobile)			
Email			
Address of Property	GENERATED BY LANDMARK VALUATION SERVICES		

Valuation Type	Internal <input type="checkbox"/>	Drive-by <input type="checkbox"/>	Desk-top <input type="checkbox"/>	Revised Valuation <input type="checkbox"/>	
Property Type	House <input type="checkbox"/>	End Terrace <input type="checkbox"/>	Mid Terrace <input type="checkbox"/>	Detached <input type="checkbox"/>	Semi Detached <input type="checkbox"/>
	Bungalow <input type="checkbox"/>	End Terrace <input type="checkbox"/>	Mid Terrace <input type="checkbox"/>	Detached <input type="checkbox"/>	Semi Detached <input type="checkbox"/>
Year of Construction	Pre-1920 <input type="checkbox"/>	1921-1945 <input type="checkbox"/>	1946-1979 <input type="checkbox"/>	1980-Present <input type="checkbox"/>	New Build <input type="checkbox"/>
No of Bedrooms		1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 or more <input type="checkbox"/>
No of Bathrooms	0 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 or more <input type="checkbox"/>
Construction Type	Standard <input type="checkbox"/>	Non-Standard <input type="checkbox"/>			

External Floor Area (1)	<input type="text"/>			
Tenure	Freehold <input type="checkbox"/>			
External Condition	Poor <input type="checkbox"/>	Good <input type="checkbox"/>	Very Good <input type="checkbox"/>	
Internal Condition	Poor <input type="checkbox"/>	Good <input type="checkbox"/>	Very Good <input type="checkbox"/>	
Garden Condition	Poor <input type="checkbox"/>	Good <input type="checkbox"/>	Very Good <input type="checkbox"/>	
Location	Poor <input type="checkbox"/>	Good <input type="checkbox"/>	Very Good <input type="checkbox"/>	
Marketability	Poor <input type="checkbox"/>	Good <input type="checkbox"/>	Very Good <input type="checkbox"/>	
Local Economy	Poor <input type="checkbox"/>	Good <input type="checkbox"/>	Very Good <input type="checkbox"/>	
Local Employment	Poor <input type="checkbox"/>	Good <input type="checkbox"/>	Very Good <input type="checkbox"/>	
Demand in Area	Falling <input type="checkbox"/>	Static <input type="checkbox"/>	Rising <input type="checkbox"/>	
House Prices in Area	Falling <input type="checkbox"/>	Static <input type="checkbox"/>	Rising <input type="checkbox"/>	
Transaction Volumes in Area	Falling <input type="checkbox"/>	Static <input type="checkbox"/>	Rising <input type="checkbox"/>	
Average time houses on market to offer accepted	Falling <input type="checkbox"/>	Static <input type="checkbox"/>	Rising <input type="checkbox"/>	

Heating	Gas <input type="checkbox"/>	Electric <input type="checkbox"/>	Oil <input type="checkbox"/>	Other <input type="checkbox"/>	None <input type="checkbox"/>
Car Parking	One Garage <input type="checkbox"/>	Two Garage <input type="checkbox"/>	One Off Street <input type="checkbox"/>	Two Off Street <input type="checkbox"/>	
	Residents Parking <input type="checkbox"/>	None <input type="checkbox"/>			
Flooding	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Is tenanted/used for business	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Dry Rot	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Major Structural Defects	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Landslip/Subsidence	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Will tree proximity affect Market Value	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Company Special Instructions	(1) Excluding garage and out buildings (m ²)
	(2) Current 15 weeks empty and vacant to exchange of contracts in accordance with the requirements of the current edition of the RICS Valuation - Professional Standards. Liability for this Valuation and Mortgage Report is restricted to Albani Limited, their successors or assigns.
	(3) Examples: Conservatory, Recently Refurbished.

Company Special Instructions Noted	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Any required building works or repairs that will affect your Valuation	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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Red Book Market Value (2)	£ <input type="text"/>
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Comparable - 1

Address

Town/City

County

Postcode

Sale Price

Date of Sale

External Floor Area (1)

or if not available - Smaller Similar Larger

compared to subject property

Distance from subject property Within 500m Within 1km Over 1km

Location Worse Similar Better

Features of comparables (3) Less features Same features More features

Comparable - 2

Address

Town/City

County

Postcode

Sale Price

Date of Sale

External Floor Area (1)

or if not available - Smaller Similar Larger

compared to subject property

Distance from subject property Within 500m Within 1km Over 1km

Location Worse Similar Better

Features of comparables (3) Less features Same features More features

Comparable - 3

Address

Town/City

County

Postcode

Sale Price

Date of Sale

External Floor Area (1)

or if not available - Smaller Similar Larger

compared to subject property

Distance from subject property Within 500m Within 1km Over 1km

Location Worse Similar Better

Features of comparables (3) Less features Same features More features

Valuer Declaration

Valuer Name & Qualifications

Valuer Company

Valuer Address

Max. distance of subject property from your office (miles) 15 25 40 50

Date of Valuation

Signature

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Features of comparables (3) Less features Same features More features

Comparable - 2

Address

Town/City

County

Postcode

Sale Price

Date of Sale

External Floor Area (1)

or if not available - Smaller Similar Larger

compared to subject property

Distance from subject property Within 500m Within 1km Over 1km

Location Worse Similar Better

Features of comparables (3) Less features Same features More features

Comparable - 3

Address

Town/City

County

Postcode

Sale Price

Date of Sale

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Location Worse Similar Better

Features of comparables (3) Less features Same features More features

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Signature