

# Valuations

*For Customer Information*



All valuations will be carried out by an independent valuer instructed by us. We use a panel management company who determine which valuer is best able to carry out the valuation based on their location and availability.

The valuer will be a qualified Royal Institution of Chartered Surveyors (RICS) member with at least two qualified partners in the firm. They must have professional indemnity cover of at least £1million. They will also have a detailed knowledge of the property market in the local area.

The fee applicable to your estimated property value must be submitted with the application form, via your Financial Adviser (see table overleaf).

Cheques should be made payable to “Bridgewater Equity Release Limited”.

You have the option to select a specific valuer from the panel as shown overleaf. This will be subject to the chosen valuer operating in that area. We will still instruct the valuation, and the fee will be as stated in the table overleaf. However if a specific valuer is chosen, we cannot provide any guarantee of timescales.

The valuation report will include an external photograph of the property.

The valuation will be carried out within 5 working days of receipt of the application.

The valuation may not match an estate agent's estimate. This is because an estate agent's estimate is likely to be a target sale price, whereas the valuation will be the true market value based on actual sales prices in the area.

If the valuation of the property has been carried out, but your application does not proceed, we are unable to refund the valuation fee.

Where a further inspection of your property is required (for example after essential repairs have been carried out) there will be a re-inspection fee of £58.75, payable by you.

All RICS valuations are valid for 3 months. If a re-valuation is required, the charge for this would be £80.

You will receive a copy of the valuation report.

## Valuation Fee Table

Estimated Property Value / Purchase Price	Valuation Fee
Up to £100,000	£100
£100,001 - £150,000	£130
£150,001 - £200,000	£145
£200,001 - £300,000	£175
£300,001 - £500,000	£225
£500,001 - £1,000,000	£500
£1,000,001 - £2,000,000	£800
Specialist Valuations (i.e. outlying islands, unusual construction)	By arrangement

## Valuer Panel

Connells	Colleys
Countrywide	DM Hall
J&E Shepherds	Legal & General