

Desktop Valuation Broker

Checklist & Information

For Residential and Buy to Let Properties

Buckinghamshire Building Society will now accept desktop valuations on a specific range of mortgage products.

A desktop valuation figure is calculated using information from a variety of resources and databases. This figure is then checked and endorsed by our panel of RICS surveyors. Due to the nature of this calculation, the valuation figure cannot be challenged.

The desktop valuation model will not be suitable for all properties and the exclusions are listed below.

If we are unable to complete a desktop valuation, then a standard valuation will be required. Our usual valuation fee will apply should a standard valuation be required following an unsuccessful desktop valuation attempt and the original desktop valuation fee will not be refunded.

Please carefully check the eligibility criteria below prior to submitting an application for a desktop valuation.

If any answer is **YES** we will require a Standard Valuation report.

Is the property... (Please mark where appropriate)	Yes	No
A flat or maisonette?		
Valued in excess of £1,000,000?		
A leasehold house with less than 85 years remaining?		
A listed building		
With land exceeding one acre?		
A barn or other type of conversion?		
A new build under 24 months old or undergoing significant structural alteration?		
Non-standard construction?		
Shared ownership?		
Subject to structural movement (past or present)?		
Part commercial?		
A self-build property?		
Above or adjacent to a commercial property?		
Accessed by a private road?		
Does the property have any restrictions (i.e. age / occupancy)		
Was the property purchased by the current owner over 20 years ago?		

If any answer is **NO** we will require a standard valuation.

Eligibility Questions (Please mark where appropriate)	Yes	No
Does the property have a minimum estimated value of £100,000 or, in the following postcode areas, a minimum estimated value of £150,000: Within M25 (UB, HA, W, NW, N, E, IG, WC, EC, SE, RM, BR, CR, SM, SW, TW)		
Does the property have a maximum of 4 bedrooms?		

Is this property: **Residential** **Buy to Let**

(If residential, the property must be a single dwelling unit and 100% owner occupied. If BTL, we are unable to lend on HMO, MUFb and Student Lets)

All properties must have a valid EPC

What EPC Rating does the property have?	
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The agreement we have with our desktop valuation provider means that a copy of the report cannot be made available to the applicant or any third party including the acting solicitor and mortgage adviser.

The Society will require the following signed declaration from the customer to accompany the mortgage application paperwork.

In order to assess whether to offer you a mortgage, we will obtain a valuation of the property on a desktop valuation basis.

This means that no physical inspection of the property will be carried out. The purpose of the valuation is only to help us to decide if the property provides adequate security. You should not rely on the valuation for any purpose.

Buckinghamshire Building Society are not obliged to give you a copy of the valuation, if we do, it is for information only. No warranty is provided for the value of the property or its condition or that any price you are paying is reasonable.

I confirm that I have read and understood the above limitations of the Desktop Valuation Model Report

Name	
Signature	
Date	

A scanned signed copy of this declaration must be uploaded through the Broker Online portal