



**PANEL**

PART OF THE  
**VAS VALUATION GROUP**

## Residential Guaranteed

England only (Scotland, Wales and Northern Ireland by quotation only)

### Single house, single flat, single BTL (single let)

- Assumes Market Rent and Rental comparables are provided
- The property must be mortgageable and in a reasonable condition with a kitchen and bathroom

### SHORT FORM TEMPLATE

Property Value	VAS Fee exc VAT	VAS Fee inc VAT
Up to £150,000	£265.00	£318.00
Up to £200,000	£295.00	£354.00
Up to £300,000	£345.00	£414.00
Up to £400,000	£395.00	£474.00
Up to £500,000	£445.00	£534.00
Up to £600,000	£545.00	£654.00
Up to £700,000	£595.00	£714.00
Up to £800,000	£645.00	£774.00
Up to £900,000	£695.00	£834.00
Up to £1,000,000	£795.00	£954.00
Up to £1,200,000	£975.00	£1,170.00
Up to £1,400,000	£1,095.00	£1,314.00
Up to £1,600,000	£1,245.00	£1,494.00
Up to £1,800,000	£1,375.00	£1,650.00
Up to £2,000,000	£1,495.00	£1,794.00
<b>£2,000,000 +</b>	<b>Quote Request</b>	<b>Quote Request</b>

#### Please note the guaranteed fee scale requires:

- No counter signed reports, open-ended reliance wording, or reliance letters.
- Report must be addressed to single named entity.
- Must accept Quest style report.
- If the property is not as described, additional fees may apply.
- Subject to the valuer's earliest availability.

## Quotation only

A fee quotation will be required for the following categories. If you are in doubt please call the office to discuss directly.

- ✓ Desktop Valuations
- ✓ Developments / refurbishments
- ✓ Drive by Valuations
- ✓ Large HMO - over 10 tenants
- ✓ Portfolios - Commercial
- ✓ Portfolios - Residential
- ✓ Properties in Wales, Scotland and Northern Ireland
- ✓ Re-valuations
- ✓ Readdressed reports
- ✓ Re-inspections
- ✓ Residential Long Form reports that include outbuildings / land etc.
- ✓ Semi Commercial (3 or more units)
- ✓ Specialist Properties (e.g. Pubs / Restaurants/ Care Homes)
- ✓ Trading Properties

## Residential Guide only

England only (Scotland, Wales and Northern Ireland by quotation only)

Small HMO between 3-6 tenants	Light Residential Refurbishment	Single house, single flat, single BTL (single let)
• Assumes a HMO license	• Light residential refurbishment with a maximum of £50,000 of works requiring NO planning permission	• Assumes Market Rent and Rental comparables are provided

### SHORT FORM TEMPLATE

Property Value	VAS Fee exc VAT	VAS Fee inc VAT
Up to £200,000	£495.00	£594.00
Up to £300,000	£545.00	£654.00
Up to £400,000	£595.00	£714.00
Up to £500,000	£645.00	£774.00
Up to £600,000	£745.00	£894.00
Up to £700,000	£795.00	£954.00
Up to £800,000	£845.00	£1,014.00
Up to £900,000	£895.00	£1,074.00
Up to £1,000,000	£995.00	£1,194.00
<b>£1,000,000 +</b>	<b>Quote Request</b>	<b>Quote Request</b>

### LONG FORM REPORT

Property Value	VAS Fee exc VAT	VAS Fee inc VAT
Up to £200,000	£695.00	£834.00
Up to £300,000	£745.00	£894.00
Up to £400,000	£795.00	£954.00
Up to £500,000	£845.00	£1,014.00
Up to £600,000	£895.00	£1,074.00
Up to £700,000	£995.00	£1,194.00
Up to £800,000	£1,045.00	£1,254.00
Up to £900,000	£1,095.00	£1,314.00
Up to £1,000,000	£1,145.00	£1,374.00
<b>£1,000,000 +</b>	<b>Quote Request</b>	<b>Quote Request</b>

**Please note:** Clients commonly request a long form valuation report for properties with an estimated value in excess of £1m. Vanilla single properties only, if there are outbuildings / land etc we will need to provide a quote.

#### Notes

- SLAs are to be in line with our agreed Valuer Panel Agreement, that we have in place with each panel valuer. The exact report delivery timings will be provided to you at instruction / quotation stage. The timing will depend on complexity.
- Areas of Reduced Availability. Team VAS will provide bespoke quotes in these postcode areas:
  - East - MK-NR-AL East Midlands -NG North - CA-LA-HD-TD-DN-HU North West - BB
  - South East - CT-SG-RG-SL-ME-TN-GU-RH-BN South - BH-SO-PO South West - SP West Midlands - WS
- If the property is located within a non urban area, where we might have a reduced amount of coverage, please check with the team first to see whether the fixed fee scale will be possible.
- England only (Scotland, Wales and Northern Ireland by quotation only)
- Valuation fee covers one inspection. If the valuer is unable to access the whole property and has to revisit, there might be an additional charge.

## Commercial Guide only

England only (Scotland, Wales and Northern Ireland by quotation only)

**Commercial (Retail, Industrial, Office) Semi - Commercial - Vacant or up to 2 tenants and / or 2 units, Large HMO (Up to 10 tenants)**

### LONG FORM REPORT

Property Value	VAS Fee exc VAT	VAS Fee inc VAT
Up to £300,000	£845.00	£1,014.00
Up to £400,000	£945.00	£1,134.00
Up to £500,000	£1,045.00	£1,254.00
Up to £600,000	£1,145.00	£1,374.00
Up to £700,000	£1,245.00	£1,494.00
Up to £800,000	£1,345.00	£1,614.00
Up to £900,000	£1,445.00	£1,734.00
Up to £1,000,000	£1,545.00	£1,854.00
<b>£1,000,000 +</b>	<b>Quote Request</b>	<b>Quote Request</b>

**Please note:** Commercial - Multi let - Please add £50 + VAT per tenant over 2 tenants.