

Valuation fee scale

The valuation fee is payable at the time of application and is non-refundable once valuation has been undertaken.

Property type	Valuation fee scale applied
Residential and Buy to Let Single Dwellings	Standard fee scale
HMO, student let or MUFB with up to 6 lettable rooms or units	Specialist fee scale
HMO with 5 or 6 lettable rooms in Article 4 area* Adapted HMO with 5 or 6 lettable rooms (has 3 or more bathrooms and/or 2 or more kitchens)*	Specialist or Complex fee scale
HMO, student let or MUFB with 7 to 10 lettable rooms or units Multiple houses on a single freehold title	Complex fee scale
HMO, student let or MUFB with 11-20 lettable rooms or units	Bespoke quotation
HMO with ensembles (must be submitted as a +7 HMO)	Complex fee scale

*Instructing an investment valuation is easy, you simply need to key the number of occupants in the property as seven or more at case submission. You'll need to make sure that for limited company applications, rental income from the property meets a minimum ICR of 145% and for personal ownership applications a minimum of 175%.

Property values	Standard valuation	Specialist valuation	Complex valuation
£0 - £100,000	£175	£440	£1,500
£100,001 - £150,000	£200	£440	£1,500
£150,001 - £200,000	£225	£455	£1,500
£200,001 - £250,000	£250	£455	£1,500
£250,001 - £300,000	£275	£525	£1,500
£300,001 - £350,000	£300	£585	£1,500
£350,001 - £400,000	£325	£585	£1,500
£400,001 - £450,000	£350	£645	£1,500
£450,001 - £500,000	£375	£645	£1,500
£500,001 - £600,000	£485	£710	£2,000
£600,001 - £700,000	£585	£770	£2,000
£700,001 - £800,000	£650	£880	£2,000
£800,001 - £900,000	£710	£965	£2,000
£900,001 - £1,000,000	£825	£1,025	£2,000

Property values	Standard valuation	Specialist valuation	Complex valuation
£1,000,001 - £1,500,000	£1,225	£1,425	£2,750
£1,500,001 - £2,000,000	£1,625	£1,825	£3,250
£2,000,001 - £2,500,000	£1,925	£2,325	Quote only
£2,500,001 - £3,000,000	£2,225	£2,625	Quote only
£3,000,001 - £3,500,000	£2,725	£3,125	Quote only
£3,500,001 - £4,000,000	£3,125	£3,525	Quote only
£4,000,001 - £4,500,000	£3,425	£3,825	Quote only
£4,500,001 - £5,000,000	£3,725	£4,125	Quote only
£5,000,001 - £6,000,000	£4,000	£5,000	Quote only
£6,000,001 - £7,000,000	£5,000	£6,000	Quote only
£7,000,001 - £8,000,000	£6,000	£7,000	Quote only
£8,000,001 - £9,000,000	£7,000	£8,000	Quote only
£9,000,001 - £10,000,000	£8,000	£9,000	Quote only

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