

Buy to let valuation appeal form

You can appeal the rental income amount and / or property valuation as long as:

- The rental income valuation is 15% less than expected
- The valuation is at least 15% less than expected or £50,000 when less than 15%
- Your mortgage amount and / or chosen rate is affected

Please return this form within 21 days following receipt of the valuation report, ensuring the below declaration is completed prior to submission.

Email the completed form to: intermediaryvaluationappeals@hsbc.com.

Name of applicant(s):	
Application reference:	
Full address of property that the valuation appeal form relates to:	
Current address (if different to the above):	

Declaration

I confirm that the form is fully complete and for the appeal process to progress, each comparable property meets the requirements of:

- Within a one-mile radius (when possible)
- Similar size (e.g. property type, number of bedrooms etc.)
- Currently rented on an unfurnished basis
- Sold within the last six months (if applicable)

Signed (Print name)

Date

Comparable evidence – appealing the property value

To support the appeal process, please provide details of three sold properties including the house number and postcode, ensuring they meet the following criteria:

- Within a one-mile radius from the property – on the same street, if possible
- Around the same size (e.g. property type, number of bedrooms etc.)
- Sold in the last six months – the source of comparable will need to be provided (name of website / Estate Agent only, please don't send links / URL's)

Comparable evidence – appealing the rental income

To support the appeal process, please provide details of three properties that are currently rented including the house number and postcode, ensuring they meet the following criteria:

- Rented on an unfurnished basis
- Around the same size (e.g. property type, number of bedrooms etc.)
- The source of the comparable will need to be provided (name of website / Estate Agent only, please don't send links / URL's)

If rental income value is less than 15% below expected, we'll also need a copy of the current rental agreement and recent bank statement to evidence rental income. In exceptional circumstances we can consider this, providing that:

- The customer already owns the subject property
- Can provide evidence of existing rent being received at the declared value.

We understand that some properties might not fit into this list, especially in rural areas. If this is the case, please let us know in the additional comments section.

If the property is a new build, your comparable evidence should be sourced from a combination of similar type and sized properties from:

- The same development
- A nearby new development
- A second-hand sale within the area (where applicable for property value disputes)

You can't appeal with:

- Estate agents' market appraisals (this is a price estimate and doesn't support mortgage lending)
- Properties that sold longer than six months ago
- Properties that aren't currently rented / rented on a furnished basis

Please note that submitting supporting comparable evidence does not guarantee that the valuation figure will be changed.

Comparable 1

Address:	
Postcode:	
Property type (tick box):	<input type="checkbox"/> Detached House <input type="checkbox"/> Semi-detached House <input type="checkbox"/> Mid-terraced House <input type="checkbox"/> End-terraced House <input type="checkbox"/> Detached Bungalow <input type="checkbox"/> Semi-detached Bungalow <input type="checkbox"/> Terraced Bungalow <input type="checkbox"/> Flat / Maisonette (purpose built) <input type="checkbox"/> Flat / Maisonette (converted)
Property information:	<input type="checkbox"/> Number of bedrooms <input type="checkbox"/> Number of living rooms <input type="checkbox"/> Number of bathrooms
Size of property in m ² if known (mandatory for flats):	
Parking (tick box):	<input type="checkbox"/> On-street parking <input type="checkbox"/> Off-street parking <input type="checkbox"/> Garage <input type="checkbox"/> Driveway
Final sale price:	
Date sold:	
Source of information (website name and notes):	
Additional comments:	

Comparable 2

Address:	
Postcode:	
Property type (tick box):	<input type="checkbox"/> Detached House <input type="checkbox"/> Semi-detached House <input type="checkbox"/> Mid-terraced House <input type="checkbox"/> End-terraced House <input type="checkbox"/> Detached Bungalow <input type="checkbox"/> Semi-detached Bungalow <input type="checkbox"/> Terraced Bungalow <input type="checkbox"/> Flat / Maisonette (purpose built) <input type="checkbox"/> Flat / Maisonette (converted)
Property information:	<input type="checkbox"/> Number of bedrooms <input type="checkbox"/> Number of living rooms <input type="checkbox"/> Number of bathrooms
Size of property in m ² if known (mandatory for flats):	
Parking (tick box):	<input type="checkbox"/> On-street parking <input type="checkbox"/> Off-street parking <input type="checkbox"/> Garage <input type="checkbox"/> Driveway
Final sale price:	
Date sold:	
Source of information (website name and notes):	
Additional comments:	

Comparable 3

Address:	
Postcode:	
Property type (tick box):	<input type="checkbox"/> Detached House <input type="checkbox"/> Semi-detached House <input type="checkbox"/> Mid-terraced House <input type="checkbox"/> End-terraced House <input type="checkbox"/> Detached Bungalow <input type="checkbox"/> Semi-detached Bungalow <input type="checkbox"/> Terraced Bungalow <input type="checkbox"/> Flat / Maisonette (purpose built) <input type="checkbox"/> Flat / Maisonette (converted)
Property information:	<input type="checkbox"/> Number of bedrooms <input type="checkbox"/> Number of living rooms <input type="checkbox"/> Number of bathrooms
Size of property in m ² if known (mandatory for flats):	
Parking (tick box):	<input type="checkbox"/> On-street parking <input type="checkbox"/> Off-street parking <input type="checkbox"/> Garage <input type="checkbox"/> Driveway
Final sale price:	
Date sold:	
Source of information (website name and notes):	
Additional comments:	