

# Residential valuation appeal form

You can appeal against a property valuation as long as:

- 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](mailto: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.)
- Sold within the last six months

Signed (Print name)

Date

## Comparable evidence

To support your appeal, please provide details of three properties, including house number and post code meeting 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 within the last six months - the source of comparable evidence will need to be provided (name of website / Estate Agent only, please don't send links / URL's).

**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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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:	