



## Mortgage Valuation Fees

There are three types of reports available when purchasing a residential property. Here we point out the difference between these reports:

### Mortgage Valuation Report

The Mortgage Valuation Report is prepared for the Society and not for you, the borrower. It is required as a minimum and is carried out by a valuer on the Society's panel. It only answers the Society's questions concerning whether the property is suitable security for lending purposes, and does not imply that the price is reasonable and will not confirm whether the property has any defects.

You must not rely upon a Mortgage Valuation Report to cover any questions or concerns that you may have about the property. The best way to reach an informed decision on the property you are wishing to buy is to have a professional survey and valuation carried out on your behalf. The surveyor will advise you on the value and condition and will undertake a more detailed inspection for you.

### Mortgage Valuation Fees

The Society's fees in relation to obtaining a valuation are listed below. The fee includes a minimum administration charge of £100 (further details available on request). If a reinspection is required, a fee of £70 will be charged. In certain cases a revaluation will be required and a fee of £70 will be charged. If your mortgage is released in stages and you're using it to renovate your home, this covers the new valuation we need to do after the work's carried out. Receipt of these fees will not bind the Society to grant any advance and are non-refundable.

Purchase price or valuation not exceeding	Fee
£100,000	£230
£150,000	£270
£200,000	£335
£250,000	£360
£300,000	£405
£350,000	£450
£400,000	£510
£500,000	£560
£1,000,000	£749
Over £1,000,000	By referral

### The Homebuyer Report

The Homebuyer Report is designed as an economy service. It differs from a Building Survey in two major respects:

- It is intended only for particular types of properties i.e. houses, flats and bungalows, which are of a conventional type of construction and in a reasonable condition.
- It focuses on essential defects and problems which are urgent or significant and have an effect on the value of the property.

A Homebuyer Report can be arranged for you by the Society. If you decide to instruct somebody to carry out a Homebuyers report on your behalf and they are not on the Society's panel, you will still have to pay for the Society's Mortgage Valuation Report.

### Homebuyer Report Fees

Listed below are the fees to obtain a RICS (The Royal Institution of Chartered Surveyors) Homebuyer Report. The fee includes an administration charge of £100 and includes the cost of the Leeds Building Society Mortgage Valuation Report.

Prior to the report being released, you will need to return the 'Conditions of Engagement' form or equivalent form that will be sent to you by the Surveyor. If you have any queries, please contact your local branch prior to the survey. Not Available in Gibraltar.

Purchase price or valuation not exceeding	Fee
£50,000	£330
£100,000	£420
£150,000	£500
£200,000	£550
£250,000	£630
£300,000	£740
£350,000	£850
£400,000	£960
£500,000	£1,150
£600,000	£1,400
£700,000	£1,500
£800,000	£1,650
£900,000	£1,750
£1,000,000	£1,950
£2,000,000	£2,250
Over £2,000,000	By referral

### Building Survey & Valuation

A Building Survey is suitable for all residential properties and provides a full picture of the property's construction and condition as far as can be assessed by visual inspection. The scope of the inspection can be tailored to suit your own individual requirements and the surveyor can be asked to comment on individual aspects that may be of concern to you.

Due to the detail and individual nature of a Building Survey, the Society is not able to instruct a Surveyor on your behalf but would be more than happy to provide you with details of our third party partner. They will discuss your requirements and carry out the survey together with the Leeds Building Society Valuation Report.

If you have any queries at all regarding the choice of report please speak to your contact at the Society, who will be able to help.

If you choose to instruct your own Surveyor you will still have to pay for a Mortgage Valuation Report from the Society's approved Valuer. A fee on the standard scale will be payable.

### Building Survey & Valuation Fees

Listed below are the fees to obtain a Building Survey. This fee includes an administration charge of £100 and includes the cost of the Leeds Building Society Mortgage Valuation Report.

Receipt of these fees will not bind the Society to grant any advance and these fees are non-refundable. If you have any queries, please contact your local branch prior to the survey.

Purchase price or valuation not exceeding	Fee
£50,000	£830
£75,000	£840
£100,000	£950
£150,000	£960
£200,000	£1,100
£250,000	£1,150
£300,000	£1,250
£350,000	£1,350
£400,000	£1,450
£500,000	£1,650
£600,000	£1,900
£700,000	£2,000
£800,000	£2,150
£900,000	£2,250
£1,000,000	£2,450
£2,000,000	£2,750
Over £2,000,000	By referral