

Valuation fee scales

The valuation fee is payable by the applicant or the broker, prior to valuation instruction. The prices listed below are for guidance only and may be subject to change. Fees are non-refundable once the valuer has visited the property but an abortive fee may be payable. Where a property does not fit within the criteria listed below, a bespoke fee quote will be required. This will also be the case for unusual or complex properties, and specialist properties valued on a trading-related basis. Where a bespoke fee quote is needed, please contact the sales team to confirm the cost.

Commercial	Semi-commercial			Buy to let and HMO			Holiday lets
Max value/purchase price	Scale 1	Scale 2	Scale 3	Standard	Specialist	Complex	Standard
£0 - £100,000	£850	£1,000	£1,150	£175	£440	£1,500	£175
£100,001 - £150,000	£850	£1,000	£1,150	£200	£440	£1,500	£200
£150,001 - £200,000	£925	£1,075	£1,225	£225	£455	£1,500	£225
£200,001 - £250,000	£1,000	£1,150	£1,300	£250	£455	£1,500	£250
£250,001 - £300,000	£1,125	£1,275	£1,425	£275	£525	£1,500	£275
£300,001 - £350,000	£1,125	£1,275	£1,425	£300	£585	£1,500	£300
£350,001 - £400,000	£1,250	£1,400	£1,550	£325	£585	£1,500	£325
£400,001 - £450,000	£1,250	£1,400	£1,550	£350	£645	£1,500	£350
£450,001 - £500,000	£1,350	£1,500	£1,650	£375	£645	£1,500	£485
£500,001 - £600,000	£1,500	£1,650	£1,800	£485	£710	£2,000	£585
£600,001 - £700,000	£1,600	£1,750	£1,900	£585	£770	£2,000	£650
£700,001 - £800,000	£1,700	£1,850	£2,000	£650	£880	£2,000	£710
£800,001 - £900,000	£1,800	£1,950	£2,100	£710	£965	£2,000	£825
£900,001 - £1,000,000	£2,100	£2,300	£2,500	£825	£1,025	£2,000	£1,225
£1,000,001 - £1,500,000	£2,350	£2,550	£2,750	£1,225	£1,425	£2,750	£1,225
£1,500,001 - £2,000,000	£2,500	£2,750	£2,950	£1,625	£1,825	£3,250	£1,625

The minimum loan for buy to let applications is currently £500,000.

Property values over £2,000,000: Quotes available on request.

Blocks over 10 lettable units or HMOs over 10 lettable rooms: Quotes available on request

Scale 1

- Single commercial lettable unit
- Semi-commercial with up to 2 residential flats or one HMO up to 6 lettable rooms

Scale 2

- Any combination of up to 3 lettable units in a block (unless covered by scale 1)
- To include no more than one HMO up to 6 lettable rooms

Scale 3

- Any combination of up to 5 lettable units in a block
- To include no more than one HMO up to 6 lettable rooms

Standard

- Single houses or flats

Specialist

- Blocks of up to 6 flats/HMOs up to 6 lettable rooms
- Light/medium refurbishment

Complex

- Blocks of 7 or more flats/HMOs of 7 or more lettable rooms
- Multiple houses on a single freehold

Guidance on physical property valuations

Valuers are now able to carry out physical inspections but will have a heightened awareness of the risk of COVID-19 and its spread. They must adhere to government advice and directions. In addition, the following procedures will be adopted to ensure the health and wellbeing of valuers and those they visit. Please note that appropriate parts of the protocol will also apply to unoccupied properties.

The following protocol primarily applies to shorter inspections for valuation purposes:

A VALUER'S SAFETY, AND THAT OF THE OCCUPANT(S)/APPLICANT(S), IS PARAMOUNT AND IF A VALUER FEELS THAT THERE'S AN ELEMENT OF UNACCEPTABLE RISK THEN INSPECTIONS WILL BE HALTED IMMEDIATELY.

Carry out a risk assessment

Before making an appointment, the local office will carry out a virus risk assessment. When making the appointment, a standard questionnaire/statement will be completed and the following questions/statement will be repeated again 45 minutes prior to the appointment taking place:

- a. Are any occupants currently self-isolating?
- b. Does any occupant of the property work in a care home, hospital or other facility where there is a high risk of exposure to COVID-19?
- c. Are any occupiers showing signs of COVID-19 (fever/dry cough etc) or have tested positive?
- d. Are any of the occupiers over 70 or within the Government's designated high-risk category?
- e. Are all occupants willing to follow our inspection protocol including vacating the property 45 minutes before arrival and opening all doors and windows for the duration of the inspection?

Valuer processes and responsibilities

The valuers will not collect keys directly from the selling or letting agents. The agent will be required to be at the property to provide access to the property (the agent can carry out their own risk assessment) or liaise with the applicant/vendor/occupant and make other arrangements.

If there are any objections or uncertainty, then the inspection will be put on hold.

In cases where inspections have to be postponed, arrangements to inspect will be made, as a priority, as soon as it becomes clear it's safe to do so.

Upon arrival, valuers will sanitise their hands before entering the property and put on disposable gloves, foot coverings and masks. The valuers will carry out a thorough but rapid inspection without touching any part of the property, opening cupboards or hatches. Surface contact will be kept to a minimum. Extensive photographs will be taken, and measurements taken using a laser measure without resting upon any surface.

IF THE APPLICANT HAS NOT FOLLOWED THE PROCEDURES OUTLINED ABOVE, AND THIS RESULTS IN THE SURVEYOR HAVING TO ABORT THE INSPECTION, 50% OF THE VALUATION FEE WILL BE CHARGED.

Customer precautions

If the customer is self-isolating/showing symptoms or is not prepared or able to follow the protocol, then the appointment will be postponed. The valuers will ring 45 minutes before their arrival and reconfirm that inspection can only proceed if a minimum distance of 2-3m is maintained at all times.

Customers should ensure the following steps are carried out:

- The property should be pre-ventilated, by opening all windows and doors for that period
- All rooms must be opened, and fire doors chocked open with door stops
- Ideally, at any attended appointments, all occupants should vacate the property 45 minutes before arrival with the property remaining vacant for the duration of the inspection
- The valuers and occupiers/keyholders maintain a minimum distance of 2-3m.

Applicant responsibilities

HMOs present particular risks and challenges for inspection and the applicant must take personal responsibility for arranging inspection and complying with this protocol.

When making the appointment the valuers will take the name and mobile contact number of the designated person, whether this is the applicant, agent or manager, who will take such responsibility.

Any change to the risk at any time up to the time of the inspection will be notified to the other party and the appointment rearranged or postponed.

For customer service and training purposes, calls with InterBay Commercial may be monitored and/or recorded.

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