

VALUATION FEE SCALES

For intermediaries only - April 2020

General information

Full internal valuations are always required for loans above £200,000, flats, maisonettes and loans above 70% LTV.

Method of valuation	Maximum LTV <i>(excluding fees)</i>
Internal valuation	75%
AVM (see table below)	70%
Drive-by valuation	70%

- Valuation fees must be paid up front and cannot be added to the loan
- All fees quoted below are inclusive of VAT charged to us by the valuer
- See 'Lending criteria' for all property exclusions
- Telephone 0345 149 7756 for properties valued over £1m
- Full valuations always required for flats and maisonettes

Desktop valuations

A desktop valuation (with no charge to the customer) may be undertaken provided the:

- property is not a flat or maisonette or the loan amount doesn't exceed £200,000
- estimated LTV (excluding fees) does not exceed the following:

Property value	Max LTV <i>(excluding fees)</i>	Minimum confidence level
>=£100,000 <=£150,000	65%	5
>£150,000 <=£750,000	70%	5
>£750,000 <=£1,000,000	65%	5
>£1,000,000*	65%	6

*where an AVM returns a valuation >£1,000,000 this will be capped at £1,000,000 for calculating LTV.

Where the desktop valuation result is not acceptable, a drive-by or full valuation will be required.

Valuation fees

- Full valuations always required for loans above 70% LTV
- Drive-by valuations are available up to 70% LTV

Valuation fees England and Wales		
Value not exceeding	Drive-by valuation fee	Full valuation fee
£200,000	£100	£220
£250,000	£100	£250
£300,000	£120	£250
£350,000	£120	£275
£400,000	£120	£280
£500,000	£120	£350
£600,000	£150	£490
£700,000	£150	£600
£750,000	£150	£700
£800,000	£200	£700
£900,000	£200	£775
£1m	£200	£850

Valuation fees Mainland Scotland		
Value not exceeding	Drive-by valuation fee	Full valuation fee
£150,000	£135	£210
£200,000	£135	£240
£250,000	£135	£270
£300,000	£160	£270
£500,000	£160	£350
£600,000	£190	£500
£700,000	£190	£575
£750,000	£190	£675
£800,000	£190	£685
£900,000	£190	£775
£1m	£190	£800

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