

Approved Valuers Panel and Fees



ZEPHYR
HOMELOANS

Standard Properties, New Builds, Flats Above Commercial and Small HMOs & MUFBs (up to 6 bedrooms/units)

Our approved valuers for all properties, apart from Large HMOs & MUFBs (7-12 bedrooms/units), are Connells Survey & Valuation Limited, one of the country's leading national firms of Chartered Surveyors and part of the Connells Group. See next page for valuation fees for Large HMOs.

Valuation/purchase price up to	Standard Properties, New Builds and Flats Above Commercial	Small HMOs & MUFBs (up to 6 bedrooms/units)
£100,000	£190	£465
£150,000	£220	£465
£200,000	£255	£480
£300,000	£315	£550
£400,000	£345	£610
£500,000	£370	£670
£600,000	£430	£735
£700,000	£515	£795
£800,000	£570	£905
£900,000	£635	£980
£1,000,000	£725	£1,050
£1,250,000	£815	£1,450
£1,500,000	£900	£1,450
£1,750,000	£990	£1,850
£2,000,000	£1,075	£1,850
£2,500,000	£1,911	£3,015
£3,000,000	£2,225	£3,015
£3,500,000	£2,425	£4,015
£4,000,000	£2,625	£4,015
£4,500,000	£3,025	£5,015
£5,000,000	£3,325	£5,015
£6,000,000	£4,125	£6,015
£7,000,000	£4,725	£7,015
£8,000,000	£5,325	£8,015
£9,000,000	£5,925	£9,015
£10,000,000	£6,425	£10,015
Further Advance/ Revaluations	£120	N/A
Reinspections	£75	£250
Re-type (If within 3 months of original inspection)	£35	£70

All fees include VAT. The fee is based on the purchase price on purchases or estimated valuation on remortgages. Zephyr Homeloans is a trading name of Topaz Finance Limited.

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Large HMOs & MUFBs (7-12 bedrooms/units)

For Large HMOs & MUFBs (7-12 bedrooms/units), we use Allied Surveyors & Valuers Limited, who specialise in these types of properties. For all other properties, including Small HMOs & MUFBs (up to 6 bedrooms/units), we use Connells Survey & Valuation Limited – see previous page.

Valuation/purchase price up to	Fee (incl. VAT)
£200,000	£1,500
£250,000	£1,590
£300,000	£1,675
£400,000	£1,800
£500,000	£1,925
£600,000	£2,050
£700,000	£2,176
£800,000	£2,300
£900,000	£2,500
£1,000,000	£2,750
£1,250,000	£3,000
£1,500,000	£3,300
£1,750,000	£3,600
£2,000,000	£3,900
£2,250,000	£4,250
£2,500,000	£4,600
£2,750,000	£4,950
£3,000,000	£5,300
£3,500,000	£5,900
£4,000,000	£6,500
£4,500,000	£7,100
£5,000,000	£7,600
Fees for higher value propositions and properties with multiple units	By negotiation
Reinspections	By negotiation

All fees include VAT. The fee is based on the purchase price on purchases or estimated valuation on remortgages. Zephyr Homeloans is a trading name of Topaz Finance Limited. Registered in England & Wales: Company No. 05946900. Registered address: Harman House, 1 George Street, Uxbridge, London, England UB8 1QQ. Topaz Finance Limited is authorised and regulated by the Financial Conduct Authority. (Firm Reference Number 461671). Most buy-to-let mortgages are not regulated by the Financial Conduct Authority.