

Valuation Fees

Last updated: 01/10/2018



Valuation Fees

We will carry out an independent valuation using our approved panel of valuers in order to calculate how much we can lend to the borrower. The fee will be variable, depending on the value of the borrower's security.



Bridging and Auction

For bridging loans against residential properties these rates will apply.

Residential properties only	
Property value up to	Mortgage valuation inc. VAT
£300,000	£480
£400,000	£530
£500,000	£630
£600,000	£685
£700,000	£755
£800,000	£855
£900,000	£905
£1,000,000	£1,005
£1,500,000	£1,455
£2,000,000	£1,855
£3,000,000	£2,655
Over £3,000,000	Upon request

For bridging loans against semi commercial security, commercial security or land a bespoke fee quote will be obtained from a valuer on our panel.



Refurbishment Finance

Valuation fees

We will carry out an independent valuation using our approved panel of valuers in order to calculate how much we can lend to the borrower. The fee will be variable, depending on the value of the borrower's security.

For refurbishment finance a bespoke fee quote will be obtained from a valuer on our panel.

Monitoring fees

A monitoring fee of £1,250 is payable to cover the cost of monitoring, an initial inspection and/or ongoing monitoring, whether that is done by the monitoring surveyor, the valuer or the LendInvest team.

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Development Finance

Valuation fees

We will carry out an independent valuation report in order to calculate how much we can lend to to the borrower. The fee will be variable. For development loans we will instruct a valuer from our panel and obtain a competitive quote.

Monitoring fees

A monitoring surveyor will need to be appointed to sign off of works on the project, we will instruct the project monitor and agree the cost with you.



Development Exit Finance

Valuation fees

We will carry out an independent valuation report in order to calculate how much we can lend to to the borrower. The fee will be variable. For development exit loans we will instruct a valuer from our panel and obtain a competitive quote.