View Report [redacted]

** UBI DAC STD/BTL VALN **

Case Ref: [redacted]

Applicant(s) Name(s)

[redacted]

Property Address

House/Flat [redacted]

Road [redacted]

Area Dublin 15

Town Dublin 15

County Dublin 15

EIR Code [redacted]

What is the longitude? [redacted]

What is the latitude? [redacted]

Is the Property a suitable mortgage security in accordance with the bank's guidance?

Yes X No (X to Select)

If No, please explain why the property is not suitable and leave remainder of form blank.

(continues at 3)

Was the address in the instructions correct?

Yes X No (X to Select)

If No, please correct the address and provide explanation below:

(continues at 3)

Is the instructed Purchase Price / Estimated value correct?

Yes [X] No [ ] (X to Select)

If No, to above, please explain the discrepancy.

[ ]

(continues at 3)

What is the Purchase price / Estimated value

euros [240000]

New and Recently Built, Converted and/or Refurbished property

Is the property a new build?

Yes [ ] No [X] (X to Select)

If Yes, is it a self-build?

Yes [ ] No [ ] (X to Select)

If a self build, what is the site value?

euros [ ]

If a self build, what is the cost of construction as supplied by applicant?

euros [ ]

If this is a renovation, what are the renovation costs as supplied by applicant?

euros [0]

If a new build, is the property completed?

Yes [ ] No [ ] (X to Select)

If No please describe stage reached?

[ ]

(continues at 1)

If an incomplete new build, estimated completion date

[ ] DD/MM/YYYY

Warranty (X to Select)

Global Home Warranties [ ] Homebond [ ]

Construction Register Limited (CRL) [ ]

Build Zone [ ] Other [ ] None [ ]

Warranty - If Other, provide details

[ ]

(continues at 1)

Name of Builder [ ]

Name of Development [ ]

If new development, how many units on site? [ ]

How many units are fully completed? [ ]

How many units are sold? [ ]

Estimated value of incentives euros [ ]

Market Value

Market Value of property in its present condition

euros [240000]

Market Value of property after completion / repairs / resolution of outstanding issues

euros [240000]

Does the reported Market Value differ from the instructed Purchase Price / Estimated Value?

Yes [ ] No [X] (X to Select)

If Yes, please provide details

If the Market Value differs from the Purchase Price / Estimated Value?

[ ]

(continues at 1)

Property Type (X to Select)

Detached House [ ] Semi Detached House [X] Terraced House [ ]

Flat/Maisonette [ ] Bungalow [ ] Other [ ]

If Other, please provide details [ ]

Flat/Maisonette:

If a Flat/Maisonette, Number of Storeys

Which floor(s)

No. of Units

Is the property of unconventional or non standard construction?

Yes [ ] No [X] (X to Select)

If Yes, please provide details including system name (if known)

If unconventional or non standard construction, provide details

(continues at 3)

Approx Year Built 1990

Accommodation

Bedrooms 3 Kitchen 1 Living room(s) 1

Bathroom(s) 1 Utility 0

Other describe none

Private Parking

Garage [ ] Space [X] None [ ] (X to Select)

If Flat/Maisonette

Designated [ ] General [ ] No Parking [ ]

If a flat, are common areas in order

Yes [ ] No [ ] (X to Select)

If No, provide details

(continues at 1)

Gross floor area including external walls [107] metres sq

Site Area

Please value up to 10,000 square metres only for UB mortgage valuation purposes

[339] metres sq approx.

If the reported floor area is larger than the site area, can you confirm if this is correct? (not in case of Flat/Maisonette)

Yes [ ] No [ ] (X to Select)

Is there any evidence of agricultural, equestrian, commercial, development or other non residential use?

Yes [ ] No [X] (X to Select)

If Yes, please provide details

Is there any evidence of agricultural, equestrian, commercial etc.

(continues at 1)

Are boundaries defined and erected?

Yes [X] No [ ] (X to Select)

If No, provide details

(continues at 1)

Services

Does the property have MAINS water, electricity and drainage?

Yes [X] No [ ] (X to Select)

If No, details

If No Mains water, electricity and drainage, provide details

(continues at 1)

If septic tank/private water supply, are they within boundaries of the site?

Yes [ ] No [ ] (X to Select)

If No, details

(continues at 1)

Tenure (as stated to or assumed by the valuer) (X to Select)

Freehold [X] Leasehold [ ]

Unexpired term [ ]

Ground Rent / Service Charge per annum (enter NK if unknown)

euros [ ]

Insurance

Rebuilding costs for insurance
(to include demolition site clearance & professional fees)

euros [190000]

Buy to Let

Is this a Buy To Let Mortgage?

Yes [ ] No [X] (X to Select)

Is the property in acceptable condition for Letting purposes

Yes [ ] No [ ] (X to Select)

If Yes what is the Market Rent per month

euros [ ]

If No, please describe the works required to put the property into a lettable condition

Works required to put property into a lettable condition

(continues at 3)

What is the Market Rent per month assuming works are completed

euros [ ]

Is there a reasonable and sustainable level of demand for rented accommodation of this type and size in this area?

Yes [ ] No [ ] (X to Select)

If there is not a reasonable and sustainable demand please explain

(continues at 3)

Does the valuer need to see any specialist reports before providing a present condition Market Value?

Yes [ ] No [X] (X to Select)

Structural Engineers / Chartered Building Surveyor Report [ ]

Drains [ ]

Serious Dampness and Timber decay [ ]

Pyrites [ ]

Other (Please provide details) [ ]

Other Specialist Reports - Details

(continues at 1)

Specialist Reports - Further details.
Please explain why the report is necessary, what it should cover and any qualifications to be held by specialist

(continues at 3)

Significant Works Required which are reflected in the Market Value Figure

none

(continues at 4)

Additional Matters considered essential for the lending decision

Is the valuation subject to any non-standard or special assumptions?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

(continues at 1)

Is the valuation subject to the conveyancer making enquiries in respect of statutory consents, rights of way, tenure details, tenancies, occupancy, insurance etc?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

Valuation subject to conveyancer making enquiries - statutory consents etc.

(continues at 1)

Is there any evidence that the property may be subject to an overage clause, sale price restriction, agricultural occupancy restriction, occupier age restriction or other occupancy or resale restriction?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

Any evidence the property may be subject to an overage clause, etc. Details

(continues at 1)

Is there any evidence that a tenant or other third party may have occupation rights or the vendor may intend to remain in occupation?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

(continues at 1)

Is there any evidence of obvious, recent and significant alterations or extensions?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

(continues at 1)

Was planning permission required?

Yes [ ] No [ ] (X to Select)

If No, please provide details:

(continues at 1)

Is there any evidence that the property has been underpinned

or subject to other significant structural repairs

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

(continues at 1)

Is there any evidence of outstanding planning permission or obvious potential for redevelopment of the plot?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

(continues at 1)

Does the property appear to be affected by any easements, shared access, flying freeholds or rights of way, light or drainage, etc?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

Property affected by any easements, shared access, flying freeholds etc.

(continues at 1)

Is valuer aware that property a Listed Building or in a Conservation Area?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

(continues at 1)

Is the property fitted with solar panels or other equipment which may be subject to a separate lease?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

(continues at 1)

Is there any living accommodation in a self-contained annexe?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

(continues at 1)

Is this a transaction between family members or other connected persons?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

(continues at 1)

Does the proposed security include property on a separate site from the main dwelling or does it appear to comprise multiple titles?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

(continues at 1)

Is this a property which is in multiple occupation or lends itself to multiple occupation?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

Is this a property which is in multiple occupation , Details

(continues at 1)

Does the conveyancer need to confirm that the property is covered by guarantees for repair, improvement or treatment works?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

Does conveyancer need to confirm property is covered by guarantees

(continues at 1)

Is there any evidence of a previous sale of the property completed within the last 6 months?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

Evidence of previous sale of the property completed within the last 6 months?

(continues at 1)

Is the property likely to be adversely affected by mining, fracking, contamination, flooding, coastal erosion, Radon, high voltage electrical equipment or other environmental issue?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

Is property likely to be affected by mining, fracking, contamination etc.

(continues at 1)

Are any other matters not already reported which are considered essential to the lending decision?

Yes [ ] No [X] (X to Select)

If Yes, please provide details:

Any other matters not already reported which are considered essential

(continues at 1)

Declaration

Valuer name [redacted]

Qualifications MRICS [ ] FRICS [ ] AssocRICS [ ]

MIPAV [X] FIPAV [ ] (X to Select)

IPAV Membership Number 003[redacted]

RICS Membership Number

Company Name

[redacted] Ltd.

Company Address

[redacted]

[redacted]

Dublin 15

Tel [redacted]