

Registered Valuation Request



Valuer name:

Fax:

Your firm is requested to value the property (see Property Details) detailed below in accordance with Resimac Home Loans' Valuation Criteria. Resimac Home Loans has the final say as to whether the valuation report complies with the criteria and any other requirements.

Provide valuation to: Resimac Home Loans

Email: underwriting@resimac.co.nz

Phone: 0800 38 48 58

This valuation request: Original Reassignment of previous valuation

Applicant name:

Loan account number:

PROPERTY DETAILS

Unit / street address

Suburb

State

Postcode

Purpose: Purchase Refinance

Estimated value

Purchase price

ACCESS DETAILS

Name

Work phone

Home phone

Mobile

Please forward the related invoice to the following details below:

Company

Contact name

Address

Suburb

State

Postcode

Phone

Fax

Valuation Criteria

1. Address the valuation to Resimac Home Loans Limited and Resimac Financial Securities Limited
2. Email a secure PDF to Resimac Home Loans at underwriting@resimac.co.nz
3. Date the valuation by the day valuation was conducted
4. Identify the property by:
 - Reference to the name of the customer
 - Number/Street/Suburb/Town
 - Title Reference Details and provide a copy of the Title Search
 - Four (4) colour photographs with views of the front and rear of the property, kitchen, bathroom and any defects
5. Confirm zoning, use or any other statutory requirement or restrictions
6. Confirm the property is a residential property (i.e. a premises zoned and occupied for residential purpose)
7. Accurately describe the property, any improvements and estimate of essential repairs needed (if any). This will involve an extensive internal and external inspection of the property. Supply photos of any essential repairs needed (if any)
8. Comment on any evidence of flooding, subsidence or landslip in the property or immediate vicinity and any other adverse aspects

Valuation Criteria (cont'd)

9. Review any local or other matters including proposed works, high tension power transmission lines etc., which may impact the valuation (note under 'Additional Comments')
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10. Valuer to confirm saleability of the property based on an open market selling period of 3-6 months supported by comparable sales.
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11. Valued on an "As Is" basis only
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12. Valuations must be valued by direct comparison to:
- A minimum of 3 comparable sales no older than 180 days since settlement
 - Comparable sales must be of similar construction and type of dwelling and located no further than 10 kilometers from the subject property
 - Detailed descriptions of the properties used as comparable sales are to be given and confirmed by summation
 - Explanation where comparable sales cannot meet the above criteria must be fully justified and reflected in the valuation price.
 - For a unit security, a minimum of 2 comparable sales are to be outside of the development and details provided of any resales within the development
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13. Where a purchase is involved, the valuer must personally review the whole contract noting any clauses and/or conditions that may affect the valuation
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14. For an Advantageous Purchase, the valuation must refer to both the nature of the sale and the sale price.
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15. Be signed and dated by an approved valuer who conducted the valuation(s), noting position and qualifications
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16. Mortgage recommendation: a numerical sum is not to be included in the lending recommendation however comment should be provided on the valuers view as to the suitability of the property for mortgage lending in view of the various risk aspects specific to the subject property.
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17. All valuations must be signed by a Registered Valuer
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18. If the property is over \$2m, valuation must be completed by Member holding one of the following classifications: ANZIV, FPINZ, FNZIV, SPINZ, or SNVIZ
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19. Chattels - where chattels are substantial or deemed above average or non-standard please list out separately.