

INSPECTION AND VALUATION REPORT OF RESIDENTIAL PROPERTY

‘Internal’ Property Reference No.: _____

Branch / Unit: _____

Date of Inspection: _____

1.

<p style="text-align: center;">DETAILS OF BORROWER (S)</p> <p>NAME: _____</p> <p>NAME: _____</p>	<p>I.D. Card No.: _____</p> <p>I.D. Card No.: _____</p>
<p>ADDRESS OF PROPERTY:</p> 	
<p>PROPERTY REGISTERED IN THE NAME (S) OF:</p>	

2. TYPE OF PROPERTY ("x" Tick)

- SHELL FORM FINISHED – PREVIOUSLY LIVED IN FINISHED – NEVER LIVED IN
 FURNISHED - PREVIOUSLY LIVED IN FURNISHED – NEVER LIVED IN

- TERRACED HOUSE BUNGALOW FARM HOUSE
 HOUSE OF CHARACTER DETACHED VILLA GARAGE
 TOWNHOUSE SEMI-DETACHED VILLA
 OTHERS – *please specify:* _____

- APARTMENT _____ FLOOR (e.g. 1st Floor) _____ NO. IN BLOCK (No. of units)
 PENTHOUSE _____ FLOOR (e.g. 1st Floor) _____ NO. IN BLOCK (No. of units)
 MAISONNETTE _____ FLOOR (e.g. 1st Floor) _____ NO. IN BLOCK (No. of units)

OWNERSHIP TYPE: SALE BARTER DONATED

VIEWS:* No views Seafront Sea views not seafront Countryside views

Comments _____

**The presence of views should be ticked only if the view is seen from inside the property and/or from the balcony. Views from the rooftop should not be included.*

<p>Particulars of construction: _____</p> <p>_____</p> <p>_____</p>	
<p>Year built: _____ Energy Assessment in kWh per square metre per year: _____</p>	
<p>GENERAL:</p> <p>(a) Are electricity, water and drainage services available?</p> <p>(b) Have adjoining roads been surfaced? If so, have road charges been paid?</p> <p>(c) Description of the surrounding context</p> <p>(d) Is access completed and serviced?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> _____</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> _____</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> _____</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> _____</p>

(e) Is there a demand for the type of building in this area?	Yes <input type="checkbox"/> No <input type="checkbox"/> _____
(f) Give particulars of any trend likely to affect property price levels in the area.	_____
(g) Any special assumptions and limiting conditions.	Yes <input type="checkbox"/> No <input type="checkbox"/> _____
(h) First-time buyer (i.e. this will represent the first property ever held in his/her name on any property type, including garage).	_____

GIVE TERSE DETAILS OF THE PROPERTY:
(Complete where applicable)

Indicate how measured	SCALED PLANS	SITE	Subtotal m2	Total m2
1. SITE AREA				
2. GROSS INTERNAL FLOOR AREA (PER FLOOR)	BASEMENT			
	GROUND FLOOR			
	1 ST FLOOR			
	2 ND FLOOR			
	3 RD FLOOR			
	PENTHOUSE			
3. GARAGE AREA				
SIZE OF HABITABLE SPACE	(ADD 2 + 3)			
4. OUTDOOR AREA (IF ACCESSIBLE AND USABLE)	INTERNAL/COURT YARD			
	SHAFT			
	FRONT TERRACE/BALCONY			
	BACK TERRACE/DRYING AREA			
	BACK YARD/GARDEN			
	FRONT GARDEN			
	SIDE GARDEN/CURTILAGE			
5. AIRSPACE				
6. BUILDING FRONTAGE				
7. SIZE OF PROPERTY*	(ADD 2 + 3 + 4)			

*CBM DEFINITION. The size of property in square metres should be calculated on the footprint of the built unit per floor including garage (if forming part of the property), internal yards, shafts, front/back gardens, terraces, balconies, courtyards etc. for example to calculate the size of a terraced house the area of the footprint on which this dwelling is built needs to be multiplied by the number of floors of the present building. In addition a garage which is not an integral part of a dwelling but is situated in the vicinity of the property and is included in the same deed of sale should be included in the size of property.

3. ACCOMMODATION / USE OF PROPERTY: Main Residence Summer Residence Other

Tick "x" where more than one indicate number.

- | | | |
|--|------------------------------------|------------------------------------|
| <input type="checkbox"/> Kitchen / Living Room | <input type="checkbox"/> Store | <input type="checkbox"/> Basement |
| <input type="checkbox"/> Reception Room | <input type="checkbox"/> Pool | <input type="checkbox"/> Garage |
| <input type="checkbox"/> Dining | <input type="checkbox"/> Study | <input type="checkbox"/> Car Space |
| <input type="checkbox"/> Bedrooms (no. of rooms: _____) | <input type="checkbox"/> Wash Room | <input type="checkbox"/> Garden |
| <input type="checkbox"/> Bathrooms (no. of rooms: _____) | <input type="checkbox"/> Lift | |
| <input type="checkbox"/> Others _____ | | |

4. STATE OF PROPERTY: Is Property completed and fully serviced? Yes No

Other Remarks / Short Description of Finishes: _____ _____
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5. TITLE OF IMMOVABLE PROPERTY: (as reported by client)

- FREEHOLD
- PERPETUAL EMPHYTEUSIS Ground Rent Payable at € _____
- TEMPORARY EMPHYTEUSIS* Ground Rent Payable at € _____
- IS THE GROUND RENT REVISABLE? *Please specify:* _____

*State remaining term of the emphyteutic concession

Kindly also provide details of any easement and other burdens observed during the visual inspection:

Comments _____

6. VALID DEVELOPMENT PERMIT AND APPROVED PROPERTY PLAN

CONFORMANT
Attach copy of permit and plan.

NOT CONFORMANT
State why property is not conformant with approved permit, conditions and permitted plans

NOT HELD
State whether property could be approved / sanctioned by the authorities:

7. SANITARY REGULATIONS / CODE OF POLICE LAWS

Internal Yards _____
 Back Yard _____
 Floor to Ceiling Height _____
 Side Curtilage _____

Are there any indications that Building Laws and Sanitary Regulations are not adhered to? (if yes please give reasons)

8. GENERAL REMARKS

9. VALUATIONS

(a) Architect's Valuation

<i>THIS SECTION IS TO BE COMPLETED WHEN THE BANK CONSIDERS IT NECESSARY TO HAVE AN ARCHITECT'S VALUATION. IT IS GENERALLY REQUIRED FOR HOME-LINKED FACILITIES.</i>	
Current Market Value: €	Amount in Words:
Construction, Completion and Finishing Costs as per AD31: €	Amount in Words:
After Completion: €	Amount in Words:
-Based on customer's / architect's estimates -To be verified by Bank Architect on completion (when applicable) / /20	
(i) Architect's recommendation that property is a suitable security.	Yes <input type="checkbox"/> No <input type="checkbox"/> _____ _____ _____
(ii) In the case of property under construction, was the development approved in all respects by MEPA?	Yes <input type="checkbox"/> No <input type="checkbox"/> _____ _____

(iii) In the case of constructed property, were all the MEPA conditions and regulations adhered to.	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____
(iv) Gross replacement cost* of the above-mentioned property:	€ Amount in Words:	_____ _____
* This is defined as the cost of reinstating a building in its present form, but bearing in mind the need to comply with current legislation.	The sum insured above should cover the rebuilding costs of the residence, including all fixtures and fittings plus fitted kitchen and fitted appliances, fixed interior decorations, bathrooms and sanitary ware, doors, windows, boundary walls and the like, pools, patios, drives, tennis courts, garages and other outbuildings. Aerials, satellite dishes, solar and PV panels should also be included since they are fixed and form part of the buildings.	

I hereby declare my independence as a valuer and that I have no conflict of interest in this valuation.

Architect's Signature and stamp

Date: / /20

Registration Number

This report is based on a visual inspection of the subject property carried out on site, and relates to its general state. It is not intended as, or a substitute for, a formal structural survey of the inspected property, but is to be considered solely for valuation purposes. It is prepared for the exclusive use of APS Bank plc and/or its subsidiary companies.

The report is carried out in accordance with the Valuation Standards for Accredited Valuers 2012 published by the Kamra tal-Periti (Chamber of Architects and Civil Engineers, Malta) and is undertaken by an appropriately qualified valuer as defined therein.

The adopted Market Value in accordance with the current Practice statement of the Valuation Standards is defined as:

'Market value is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.'

The valuation is valid at the date of inspection. It takes account of the condition of the property as indicated in this report. Fixtures and fittings are included in the valuation where applicable. No inquiries have been made regarding the actual or potential use of other property in the area that may have an effect on the value of the inspected property. The title of the inspected property has not been investigated.

My opinion of the value of the property is based upon the information available at the date of the valuation, a part of which was made available by the client/bank. The area measurements have been checked and they are correct. An onsite inspection has been carried out, without any investigation, but there is no reason to believe that there are any problems in the foundations or structure of the building. Neither does it appear that any contamination exists.

Valuations are not a prediction of price, nor a guarantee of value, and whilst my valuation is one which I consider both reasonable and defensible, different valuers may properly arrive at different opinions of value. Moreover, the value of properties are susceptible to changes in economic conditions and it may therefore change over relatively short periods. I advise that no responsibility is accepted or implied to third parties to whom this valuation may be disclosed, with or without my consent.

