**EAGLE ESTATE AGENTS**

PO BOX 1099 TEL : 63892/64 795

**MUTARE**  Cell No.: 0775 550 980

Email: ([eagle@syscom.co.zw](mailto:eagle@syscom.co.zw) ) Website: ([www.eagleestateagents.com](http://www.eagleestateagents.com) )

Full names : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Home Tel\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Bus \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

To: The Manager Eagle Estate Agents (Pvt) Ltd, Mutare

Dear Sir /Madam

This is to authorise you to prepare a formal valuation report on my behalf and express your opinion of the value of the under mentioned property:

Property known as: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Stand No :\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Street Address : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Size of plot/ stand : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**DETAILS OF PRESENT OWNER, TENANT OR OCCUPANT**

Where the Title Deeds are held \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Bonded to : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Approximate Amount Outstanding :$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**PURPOSE OF VALUATION**  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(i.e open market value in terms of its capital or rental value, replacement or depreciated replacement costs or for insurance purposes etc.)

On receipt of the report we undertake to pay your fees as set out below. We shall pay the required deposit of 50% of the estimated market value.

**SCALE OF VALUATION FEES**

1. **Scale 1: Valuation of free hold or lease hold interests in property market valuation/insurance (Gross Replacement Cost)/Depreciation Replacement Cost.**

The following scale of fees shall be applicable for the above mentioned valuation basis. In deriving fees for properties that have been valued on the DRC basis regard shall be given to the GRC for fee purposes.

***NOTES***

Definitions to Scale 1 – Valuation Fees

“property value ranges”: means the value category wherein a property lies in;

“base value”: means the minimum value within a specified “property value range”;

“base fee”: means the minimum fees that are charged in that category on the base value;

“valuation fee”: means where the property has a value higher that the base value, the valuation fee shall be calculated as follows:

**Valuation Fee = Base fee + (Value of property – Base value) x Additional Tariff on top of Base Fee.**

**VALUERS (MINIMUM SCALE OF FEES)**

|  |  |  |  |
| --- | --- | --- | --- |
| **Property value ranges (per property)**  **USD** | | **Base Fee**  **USD** | **Additional tariff on top of Base fee** |
| 0 | 50,000 | 200,00 | Fixed |
| 50,001 | 150,000 | 200,00 | 0.250% |
| 150,001 | 500,000 | 450,00 | 0.125% |
| 500,001 | 1,250,000 | 887,50 | 0.085% |
| 1,250,001 | 5,000,000 | 1,525,00 | 0.040% |
| 5,000,001 | 10,000,000 | 3,025,00 | 0.030% |
| Over  10.000.000 |  | 4,500.00 | Plus 0.020% or by negotiation, above the base fee, prior to undertaking the valuation. |

**Yours faithfully**

**…………………..**

**SIGNATURE**

**EAGLE ESTATE AGENTS**

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FULLNAMES ……………………………………ADDRESS ………………………………..

……………………………………. ……………………………….

……………………………………. ……………………………….

DATE: ……………………………TEL: HOME……………………..BUS…………………..

TO : THE MANAGER

EAGLE ESTATE AGENTS (PVT) LTD

**MUTARE**

DEAR SIR

THIS IS TO AUTHORISE YOU TO PREPARE A MARKET APPRAISAL ON MY BEHALF AND EXPRESS YOUR OPINION OF THE VALUE OF THE UNDER MENTIONED PROPERTY:

STAND NO. …………………………………………………………………………..

STREET ADDRESS …………………………………………………………………………..

SIZE OF PLOT …………………………………………………………………………..

ON RECEIPT OF THE REPORT I UNDERTAKE TO PAY YOUR FEES IN THE SUM OF $ …………………………………………

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SIGNATURE**