



For intermediaries only

Valuation and fee payments

Mortgages made simple

Last Updated: 12/08/2025

Connells fee scale

RESIDENTIAL & BTL STANDARD PROPERTY

Purchase Price or Estimated Value (up to)	Total valuation amount
£100,000	£190
£150,000	£230
£200,000	£265
£250,000	£285
£300,000	£305
£350,000	£345
£400,000	£380
£450,000	£410
£500,000	£450
£600,000	£515
£700,000	£570
£800,000	£630
£900,000	£740
£1,000,000	£795
£1,250,000	£910
£1,500,000	£1,020
£1,750,000	£1,135
£2,000,000	£1,360

£2,200,000	£1,420
£2,400,000	£1,535
£2,600,000	£1,645
£2,800,000	£1,760
£3,000,000	£1,870
£3,200,000	£1,985
£3,400,000	£2,095
£3,600,000	£2,210
£3,800,000	£2,320
£4,000,000	£2,435
£4,200,000	£2,545
£4,400,000	£2,660
£4,600,000	£2,795
£4,800,000	£2,910
£5,000,000	£3,020
£5,500,000	£3,300
£6,000,000	£3,585
£6,500,000	£3,865
£7,000,000	£4,145
£7,500,000	£4,430
£8,000,000	£4,710
£8,500,000	£4,990

£9,000,000	£5,270
£9,500,000	£5,550
£10,000,000	£5,835

SMALL HMO

Purchase Price or Estimated Value (up to)	Total valuation amount
£100,000	£450
£150,000	£450
£200,000	£465
£300,000	£535
£400,000	£595
£500,000	£655
£600,000	£720
£700,000	£780
£800,000	£890
£900,000	£965
£1,000,000	£1,035
£1,200,000	£1,195
£1,400,000	£1,355
£1,600,000	£1,515
£1,800,000	£1,675

£2,000,000

£1,835

£3,000,000

£3,000

£4,000,000

£4,000

£5,000,000

£5,000

Method fee scale

BTL STANDARD PROPERTY

Purchase Price or Estimated Value (up to)	Total valuation amount
£100,000	£450
£200,000	£475
£300,000	£500
£400,000	£550
£500,000	£600
£600,000	£650
£700,000	£700
£800,000	£750
£900,000	£800
£1,000,000	£900
£1,200,000	£1,000
£1,400,000	£1,100
£1,600,000	£1,200
£1,800,000	£1,300
£2,000,000	£1,400

SMALL HMO/MUFB

Purchase Price or Estimated Value (up to)	Total valuation amount
£100,000	£600
£200,000	£650
£300,000	£700
£400,000	£800
£500,000	£850
£600,000	£950
£700,000	£1,000
£800,000	£1,100
£900,000	£1,200
£1,000,000	£1,300
£1,200,000	£1,500
£1,400,000	£1,600
£1,600,000	£1,750
£1,800,000	£1,850
£2,000,000	£2,000

LARGE HMO/MUFB

Purchase Price or Estimated Value (up to)	Total valuation amount
£100,000	£850
£200,000	£900
£300,000	£950
£400,000	£1,000
£500,000	£1,100
£600,000	£1,150
£700,000	£1,250
£800,000	£1,350
£900,000	£1,450
£1,000,000	£1,550
£1,200,000	£1,650
£1,400,000	£1,750
£1,600,000	£1,900
£1,800,000	£2,000
£2,000,000	£2,200

