

FEES

DEPOSITS/MINIMUM FEES FOR MORTGAGE; ASSET; STAMP DUTY; & SALE PURPOSES & INSURANCE RECOMMENDATIONS

Fee Scale (TT\$) is 1/3 of 1% of the first million of market value and thereafter 1/4 of 1% of the remainder of market value plus VAT.

RESIDENTIAL		COMMERCIAL		INDUSTRIAL		AGRICULTURAL	
LAND (URBAN/ SUB- URBAN/RURAL)	HOUSES, APARTMENTS, DUPLEXES, TOWNHOUSES & MULTI-TENANTED HOUSES	LAND; MIXED-USE & APARTMENT BUILDINGS	OFFICES & RETAIL SHOPS	LAND & WAREHOUSES	FACTORIES	LAND	BUILDINGS
\$2,000.00	\$2,500.00	\$3,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$2,500.00	\$3,000.00

NOTES

1. Specialised Valuations (Hotels; Gas Stations; Leisure; Plant & Machinery; Housing Development Projects; and Investment Portfolios) – to be agreed upon application;
2. Rental purposes - 1/3 of one (1) month rent + VAT and the deposit/minimum fees to be agreed upon application;
3. Property Settlement purposes - 1/3 of 1% of the market value subject to deposits/minimum fees of TT\$4,000 for residential and agricultural properties and TT\$5,000 for commercial and industrial properties;
4. Rush valuations - at a premium to be agreed;
5. Properties in remote locations (Northern, Eastern and Southern Coasts of Trinidad) - at a premium to be agreed;
6. Properties with no vehicular access - at a premium to be agreed;
7. Discretionary and revaluation allowances range between 5% - 25% and any other allowances are to be determined by a director;
8. Addendum letters are only provided if the valuation report is less than 6 months old at a fixed fee of TT\$500 + VAT;
9. Desktop valuations are revaluations without inspections and the property owner must provide written confirmation that no material change to the property and locality has occurred since our last valuation at fixed fees of TT\$1,500 for residential and agricultural land; TT\$2,000 for houses/apartments/duplexes/townhouses & multi-tenanted houses & commercial/industrial land; and TT\$3,000 for commercial/industrial buildings;
10. Curbside valuations are revaluations with viewing from the curb and the property owner must provide written confirmation that no material change to the property has occurred since our last valuation. The fixed fees are TT\$2,500 for houses/apartments/duplexes/townhouses & multi-tenanted houses; and TT\$4,000 for commercial/industrial buildings;
11. Fee for any additional inspection of a property is TT\$1,000 + VAT per inspection; and
12. An additional fee at a rate of TT\$1,500.00 plus VAT per hour or part thereof will be charged for formal post valuation meetings with the client and/or the client's advisors.