

Help sheet: 0020

Property Services Regulatory Authority (PSRA) Compliance Help Sheet

Advised Letting Value (ALV)

Advised Letting Value (ALV) - Agents are required to provide clients with a statement of the advised letting value of the residential/commercial property or agricultural land which they have been asked to value for the purpose of letting. The advised letting value is the agents reasonable estimate, at the **time** of such valuation of the **amount**, or of the relevant price **range**, that would be paid by a willing tenant on appropriate letting terms in an arm's length transaction after proper marketing where both parties act knowledgeably, prudently and without compulsion

In addition to the clause in the Letter of Engagements, the PSRA has also specified a Statement of Advised Letting Value and PSRA/S55(2)-2012 was published on 23rd October 2012 and agents should check on the PSRA website www.psr.ie that it has not been superseded before using it. The Society has additional guidance on Advised Letting Value which is **available by clicking here** or at www.scsi.ie/Regulation/PSRACompliance

The Society has published a series of regulation helpsheets which are available at: www.scsi.ie or if you have any further queries please do not hesitate to contact us at: regulation@scsi.ie

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