

# Landlord inventory services



Honest. Personal.  
Professional.

# Do I need an inventory?



In unfortunate circumstances where a landlord wishes to make a claim on the tenant's deposit for damage, the managing deposit scheme will require proof of a signed inventory and schedule of condition.

In the absence of one, it is almost impossible to prove liability for damage that may have been caused by the tenant during their time in the property.

Whether you self-manage, source your own tenants, or use a letting agency, nothing can protect your property like a property inventory report.

Damage, cleaning, and redecoration are common causes of deposit disputes, the sole purpose of having an inventory report is to protect all parties involved and minimise disputes.

The check in and check out reports are the sole items of evidence used to work out any costs for defects which inevitably do happen.

## Inventory Services

### Inventory and check in report

The full report from top to bottom, inside and out - all items, fixtures, fittings and decoration. We also meet the tenants to check them in (if required) and take meter readings, record keys and test smoke and CO2 alarms.

### Inventory and schedule of condition

This is a full property inventory report without the check-in. If you would like a full report of everything in the property before a new tenancy but prefer to meet tenants yourself then this is for you.

### Check out reports

On the last day of the tenancy, we can meet exiting tenants at the property to collect the keys and report on the condition of the property.

### Interim reports

Check the property's condition during the tenancy - sometimes known as periodic inspections or mid-term inspections.

### Smoke alarms

We will check smoke alarms at every property visit regardless if its a check in or not.

### Inventories for landlords

Whether you own one BTL property or have a portfolio, we can take inventories off of your hands

# Protect your investment



A wise landlord will go through a number of steps when selecting tenants, including credit-checking, taking up references, and possibly interviewing them in person. However, all these checks cannot guarantee how well a tenant will actually look after the property.

A small investment in a good property inventory provides vital reassurance in the event that a tenant does treat a place badly; you have proof of the state and contents of the property when the tenant moved in.

It is important to ensure that you have a good inventory. An incomplete one, or one that just relies on photos, will not provide adequate protection in the case that you do need to chase a tenant.

## Inventory Prices

Unfurnished	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
Inventory	£130	£140	£150	£160	£170	£180	£190
Accompanied check in	£82	£82	£82	£82	£92	£92	£92
Interim inspection	£60	£60	£60	£60	£70	£70	£70
Check out	£110	£120	£130	£140	£150	£160	£170

Furnished	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
Inventory	£150	£160	£170	£180	£190	£200	£210
Accompanied check in	£82	£82	£82	£82	£92	£92	£92
Interim inspection	£60	£60	£60	£60	£70	£70	£70
Check out	£130	£140	£150	£160	£170	£180	£190

No VAT is added to our prices

## Conditions

Prices assume the property has a hallway, kitchen, reception, bathroom and relevant number of bedrooms. Further additional rooms such as gardens, extra bathrooms, stairs/ landings, conservatories, basements, garages/outbuildings etc are charged at £10 per room. 2 small rooms are counted as 1 room.

In some cases, AVENUE Property reserve the right to charge extra for very heavily furnished properties, very high end properties with excessive fittings and with much larger than average total floor area that has not been disclosed prior to booking. Please call to check price on such properties.

Cancellations/ No Access: 50% of the original price for bookings cancelled on the same day the booking was meant to be carried out/originally booked for. If we are unable to have access to property at agreed appointment date and time, for example, contractors still on-site causing delays in inspections or tenant / landlord not present at agreed time, there will be a 50% charge.

Clients without an account: Payment will be due prior to report being released.





# Why choose AVENUE Property?

## We can support you with your inventory requirements

**Attention to Detail:** Our inventory reports describe, itemise and photograph every aspect of content in a property. They contain, on average at least 200 high quality, digital photos

**Cost Effective:** Our pricing is competitive, clear and concise.

**Fast and Reliable:** Reports are emailed to customers within 48 hours with hard copies available on request. (Subject to payment received for new clients)

**Accessible:** We understand the pace of the industry and that the status of a let can change at any time, therefore, last minute and out of hour's bookings are available - please contact us.



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**AVENUE Property**


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