

Landlord Inventory Price List 2015

Description	Price	Check-in	Total
Studio Flat - Unfurnished	£90	£60	£150
Studio Flat - Furnished	£100	£65	£165
1 Bed Flat - Unfurnished	£105	£70	£175
1 Bed Flat - Furnished	£120	£75	£195
2 Bed Flat - Unfurnished	£120	£75	£195
2 Bed Flat - Furnished	£140	£85	£225
3 Bed Flat - Unfurnished	£145	£85	£230
3 Bed Flat - Furnished	£160	£95	£255
1 Bed House - Unfurnished	£125	£75	£200
1 Bed House - Furnished	£135	£80	£215
2 Bed House - Unfurnished	£150	£85	£235
2 Bed House - Furnished	£155	£90	£245
3 Bed House - Unfurnished	£180	£95	£275
3 Bed House - Furnished	£190	£100	£290
4 Bed House - Unfurnished	£200	£105	£305
4 Bed House - Furnished	£210	£110	£320



General Information

Under the terms of a tenancy agreement the tenant is allowed to live peacefully without interference in the premises. By mere occupation this will cause wear and tear to flooring and carpets and other fixtures, fittings and decorations and however well the tenant looks after the property it stands to reason that the condition will not be the same at the end of the tenancy as it was at the start.

The property may however, suffer further because of the tenant's carelessness, negligence, misuse or deliberate damage and for this reason the importance of a professional inventory cannot be underestimated. A poorly prepared document can cause problems and potentially damage business relationships.

In addition, a poor inventory will not be viewed as acceptable to an adjudicator or court. The inventory must be robust and defensible if it is to be held up as a proper indicator of the facts.

Please note some additional charges may apply for example utility room, en suite shower/bathroom, shed, garage or green house with contents from £10.

An update of an inventory originally compiled by Quilliam Property Services will be charged £75.

Prices are subject to VAT and are inclusive of travel expenses. Additional charges will be made entering Congestion Charge zones.

Prices include a master document and two copies of the inventory.

Please note prices are for properties providing the average amount of fixtures and fittings. Additional charges will be made for properties with 'excess' fittings and furnishings, garden tools/furniture or when the property is not clean.

Items left in the loft or difficult to reach places will not be listed.

It is suggested that any additional costs charged for an Inventory Check-Out should be made to the Tenant as these charges are only added to the prices listed above when a lengthy Dilapidation Report is required.