

Information for Landlords

Your rental property is undoubtedly one of your most valuable assets. Unfortunately, it is a fact that not all tenants will look after your investment as you would and even for the most discerning Tenants accidents do happen. An Inventory House inventory report is like good home insurance and helps protect your investment reducing the impact dilapidation, damage and accidents have on your rental income.

Why do I need an independent inventory service?

With more importance being placed on inventory, check-in and check-out reports by the tenancy deposit schemes, it is vitally important that this documentation is as detailed as possible. There is no better person than a well trained inventory clerk to report and inspect a property with the professionalism and accuracy that is required. Producing a report to such a high standard takes time and experience. Time you may not have. You wouldn't try to do a mortgage survey yourself would you? Why try to do the inventory yourself?

Why do I need an inventory?

On 6th April 2007 the government introduced the **tenancy deposit scheme**. For all short hold tenancy agreements where a Landlord or Agent takes a tenancy deposit, it must be protected in a government approved scheme. Failure to do so can result in a fine on the Landlord of up to 3 times the deposit amount.

All tenancy deposit schemes provide a free and impartial resolution service should a dispute arise over the return of the deposit at the end of a tenancy. If landlords and tenants decide to use this service, both parties must accept their decision is final. All schemes insist that to reach a resolution there must be a detailed inventory

report which includes documentation of the condition of the property at both the beginning and the end of the tenancy.

Do I need an inventory if my property is unfurnished? In short, yes. We would advise there is **at least** a detailed and thorough check-in carried out on an unfurnished property. Its not just furniture items that get damaged, our experience tells us that often, more costly damage is that to decorations, carpets and floors or fixtures and fittings.

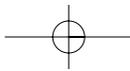
You can find more information and advice on the tenancy deposit scheme, the rights and responsibilities of landlords on our website www.inventoryhouse.co.uk.

Inventory reports created by Landlords themselves are seen to be biased. Of course it is possible and reasonable for a landlord to 'talk up' their property and investment as much as a tenant can talk it down. An independent inventory offers complete fairness and impartiality. Likewise to use an 'in-house' service provided by your letting agent may also be seen as biased. Remember as their client and the person paying their fees, the agents are working on your behalf, acting in your best interests.

An independent inventory promotes a more trusting and amicable tenancy between you and



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your tenants. A comprehensive inventory will prevent any unnecessary disputes and will encourage your tenants to look after your property.

Why use Inventory House?

With over 10 years experience Inventory House putting it simply, provides the most thorough inventory service available. Our dedication and enthusiasm in what we do offers innovation and added value which will give you complete confidence in us and PEACE OF MIND.

We produce inventory reports you can rely on to be detailed to the very highest standard, recording damages with accuracy and with the support of digital photographs; making any dispute clear and simple to resolve and thereby making it far more straight forward to recover any costs incurred.

If an item is in good condition, we say it is, leaving no doubt of the condition the item was in at check-in come check-out. Oh and no silly abbreviations either!

Inventory House operate a completely transparent pricing policy. The price we quote

you is the price you pay. There are no additional fees for additional rooms, or for evening, weekend and bank holiday bookings, or for the congestion charge and we won't charge a cancellation fee unless made within 2 hours of the booking.

For more details or to register with us please visit our web-site **www.inventoryhouse.co.uk** where you can obtain lots of relevant information and advice not only about our service but about the lettings and inventory industry as a whole.



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