



ALL PRICES EXCLUDE VAT

## Inventory Reports

<b>UNFURNISHED:</b>	<b>Studio/ 1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>5+ Bed</b>
<b>Inventory</b>	£80	£110	£130	£150	+£20 p/r
<b>Check in/out</b>	£80	£90	£100	£120	+£20 p/r
<b>Inventory &amp; Check In</b>	£110	£130	£150	£170	+£20 p/r

<b>FURNISHED:</b>	<b>Studio/ 1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>5+ Bed</b>
<b>Inventory</b>	£100	£130	£150	£170	+£20 p/r
<b>Check in/out</b>	£100	£115	£130	£145	+£20 p/r
<b>Inventory &amp; Check In</b>	£130	£150	£170	£190	+£20 p/r

## Midterm Inspections

	<b>Studio/ 1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>5+ Bed</b>
<b>Standard Visits</b>	£60	£60	£60	£70	+£20 p/r
<b>Virtual Inspections</b>	£40	£40	£50	£60	+£10 p/r

## Property viewings

	<b>1 Hour</b>	<b>2 Hours</b>	<b>3 Hours</b>	<b>4+ Hours</b>
<b>Single Visit</b>	£100	£150	£200	+£50 p/h

**Viewings are per hour and not per client, multiple clients are welcome during the viewing times.**

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## **DISCLAIMER**

### **Payment and Additional Charges:**

- Our standard pricing covers essential areas such as entrance, living area, receptions, bedrooms, bathrooms and stairs. Additional rooms, such as gardens, landings, conservatories, basements, and garages/outbuildings, incur a charge of £15 per room. For properties that are heavily furnished or feature excessive fittings and fixtures or possess a larger-than-average total floor area compared to the number of bedrooms undisclosed prior to booking, please contact our office to determine the applicable charges.
- Payments are required to be settled prior to the release of the inspection report, unless there is an arranged agreement. Additional charge of £30 apply for inspections conducted on Sundays, bank holidays and public holidays.

### **Property Preparation and Inspection Policies:**

- Property owners or occupiers are kindly requested to ensure that the premises are prepared for inspection, with all cleaners, maintenance personnel, and tenant belongings absent. Failure to facilitate the inspection may result in cancellation, with a corresponding cancellation fee applied. While it is our standard policy that our clerks conduct inspections unaccompanied, accommodations can be made under special circumstances, which should be discussed with our office beforehand.

### **Item Description and Inspection Limitations:**

- The descriptions provided within our reports serve solely for identification purposes and may not necessarily reflect the actual material or value of the items listed. It is important to note that our reports do not include mention of structural defects or offer advice on repair costs or methodologies.
- Belongings left by the landlord in locked rooms or outbuildings are not included in the inspection and remain the sole responsibility of the landlord. Similarly, items of little monetary value are generically described within the report. Certain items, such as mattresses, are inspected where possible; however, limitations may apply based on accessibility and weight considerations.

### **Cancellation:**

- Cancellations made on the same day as the scheduled appointment incur a cancellation fee of 50% of the original booking price. Additionally, a waiting fee may be charged if our clerk waits for over 20 minutes for key collection. Clients are advised that if key collection exceeds a 20-minute journey from the property, alternative arrangements may be necessary and could incur additional charges.

### **Report Sharing and Distribution:**

- Completed reports are cloud-based and shared as a link, allowing clients to directly print, download, or share them. Any additional comments or images should be added directly to the online report, as handwritten updates cannot be accepted. Our reports typically take up to 48 hours to complete and send to the client. Upon completion, Residex can share the finalized reports with any relevant parties designated by the client for signature, accompanied by a message of their choice.