

# Inventories

## What is an Inventory and why do I need one?

It is essential the condition and contents of your property is documented prior to a tenant moving in otherwise LENWELL will be unable to make deductions from the deposit for cleaning, replacing missing items or repairing any damage caused.

LENWELL carry out an inventory of every property prior to a tenant moving in. This includes:

- A list of all items in the property (where a property has been left with many items of no significant value these will not usually be included in the inventory).
- Carpets, curtains and decorations.
- A description and the condition of the gardens if any.

You will be sent a copy of the inventory and a copy will also be sent to the tenant for signature. The charge made for the inventory will vary according to property type although your LENWELL manager will be able to provide you with a quotation.

## The Video

A brief video of your property is taken to include the following:

- The condition and general upkeep of the gardens at the start of the tenancy.
- The general condition of the decoration throughout the property.
- Items which in the opinion of the inventory clerk have a value of over £100.00

The video is aimed to provide LENWELL with more information as to the state of the property when it is originally let. It will obviously assist in the event of a dispute arising between the landlord and the tenant. A copy of the video inventory will be securely stored at LENWELL's offices although we regret that copies will not be available for landlords or tenants. However, the video may be viewed FREE OF CHARGE during normal working hours by prior appointment with LENWELL (please allow 10 working days for appointments to be made).

For further information on this subject or others please contact your LENWELL manager.