



Preparing your property

A Landlords Guide

A Landlords Guide.....

Here are some simple steps you can take to prepare your property for an Inventory.

- Properties for rent should be decorated to a good standard using simple neutral colours where the décor can be easily maintained or repaired.
- All necessary repairs should be carried out before the inventory is completed and the property is properly cleaned including carpets and curtains. This will lead to less "check in" comments by the tenant.
- Wiring, plumbing, central heating, hot water and waste must be safe and in good working order. You must comply with all safety regulations and have in place relevant safety certification, safety labelling, appliance manuals and tenant information pack so that these are mentioned on the inventory.
- If furnished, the overall look should be uncluttered and all personal items belonging to the landlord such as pictures, plants, books should be removed.
- It is strongly advised not have installed credit meters for the supply of gas and electricity installed. All too often the supply runs out when compiling an inventory.
- The gas boiler should not be turned off but kept running using a moderate setting. Boilers can be difficult to re-ignite once they've been turned off.
- If the carpets and curtains have been professionally cleaned, provide the inventory clerk with copies of the receipt so that this can be mentioned on the inventory. This will encourage the tenant to do the same at the end of the tenancy.

