

INVENTORY & LRA PRICELIST

Lettings

BELVOIR!

Property is personal

Property Inventory / Statement of Condition

A detailed inventory and statement of condition is prepared at the start of each new Occupation Contract. This provides an accurate record of the property's condition prior to the contract commencing.

Our inventories combine high-quality photographs, virtual tours, and written descriptions, produced using the latest technology and in electronic format. These reports provide essential protection for landlords in the event of disputes over damage, cleaning, or deposit deductions.

| Initial Inventory | | Unfurnished | Furnished |
|-------------------|--------|--------------------|--------------------|
| | 1 bed | £105 incl VAT | £125 incl VAT |
| | 2 bed | £115 incl VAT | £135 incl VAT |
| | 3 bed | £135 incl VAT | £155 incl VAT |
| | 4 bed | £175 incl VAT | £195 incl VAT |
| | 5 bed | £195 incl VAT | £215 incl VAT |
| | 6+ bed | Quote upon request | Quote upon request |

Check out Reports

At the end of each Occupation Contract, a check-out report is carried out as soon as the keys are returned. This provides an accurate record of the property's condition at the point it is vacated.

The check-out report is compared with the original inventory to identify any damage, cleaning issues, or missing items that may require rectification. Without both a detailed inventory and a check-out report, it would not be possible to make a valid claim against a Contract-holder's deposit if the property has not been returned in the required condition.

| Check Out Report | | Unfurnished | Furnished |
|------------------|--------|--------------------|--------------------|
| | 1 bed | £105 incl VAT | £125 incl VAT |
| | 2 bed | £115 incl VAT | £135 incl VAT |
| | 3 bed | £135 incl VAT | £155 incl VAT |
| | 4 bed | £175 incl VAT | £195 incl VAT |
| | 5 bed | £195 incl VAT | £215 incl VAT |
| | 6+ bed | Quote upon request | Quote upon request |



Hilary Davies Ltd trading as Belvoir Swansea is an independent business operated under franchise from Belvoir Property Management (UK) Ltd. Hilary Davies Ltd registered in England & Wales. Registration Number: 07212750. Registered Office: 101b Newton Road, Mumbles, Swansea, SA3 4BN. VAT Number: 103 0541 79

Legionella Risk Assessments (LRA)

A legionella risk assessment is a legal requirement for all rental properties and must be carried out by a competent person. Our assessments cover all relevant areas and result in a written report, which is retained on file as evidence of compliance.

An LRA should be completed at the start of each new tenancy and reviewed at least every two years to ensure ongoing safety and compliance.

| | |
|----------------------------|--------------|
| Legionella Risk Assessment | £75 incl VAT |
|----------------------------|--------------|

If you are opting for our fully managed service, then please note that the above reports are all mandatory, and will automatically completed by us at move in/check out, with the charges deducted from your rental income.

Routine Property Visits

Regular property visits should be carried out during every tenancy. These visits give the Landlord an opportunity to confirm that the property is being properly looked after and that there are no breaches of the Occupation Contract (for example, the presence of pets without consent). They also allow the Landlord to identify any maintenance issues that may not have been reported and to meet their repair obligations.

Recorded visit reports, supported by photographs, are best practice and provide important protection for the Landlord in the event of future disputes.

**For Fully Managed properties, a routine visit is carried out within the first 12 weeks of a new Occupation Contract and every 6 months thereafter, in line with Rent Smart Wales guidance. Additional visits (other than those arranged by the Agent following an issue identified in a previous report) will be charged at the rates shown below.*

| | | Standalone Visit |
|---|---------|------------------|
| Routine Property Visit (for Self Managing Landlords)* | 1-3 bed | £50 |
| | 4-5 bed | £65 |
| | 6+ bed | £75 |

If you are opting for our Let Only service, all of the services listed above remain available on request. We strongly recommend taking advantage of these to ensure you are fully protected against potential issues or disputes.

To request additional services, please contact us at swansea@belvoir.co.uk or call one of our offices directly.