



## INVENTORIES, MID-TERM INSPECTIONS AND CHECK-OUTS PRICELISTS

ALL PRICES ARE VAT EXEMPT

### INVENTORY REPORTS

UNFURNISHED	Studio & 1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5 Bedrooms	
	Within M25   outside M25		Within M25   outside M25		Within M25   outside M25		Within M25   outside M25		Within M25   outside M25	
Inventory & Check-in	£110	£90	£130	£110	£140	£120	£165	£145	£180	£160
Inventory only (No meter readings, no smoke alarm testing, no key details)	£95	£75	£110	£95	£130	£110	£145	£130	£170	£150
Check-out	£95	£65	£110	£95	£125	£110	£130	£120	£155	£140
FURNISHED	Studio & 1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5 Bedrooms	
	Within M25   outside M25		Within M25   outside M25		Within M25   outside M25		Within M25   outside M25		Within M25   outside M25	
Inventory & Check-in	£120	£95	£140	£120	£160	£140	£180	£160	£195	£175
Inventory only (No meter readings, no smoke alarm testing, no key details)	£110	£85	£130	£110	£150	£130	£170	£155	£185	£170
Check-out	£110	£85	£115	£100	£125	£120	£145	£135	£165	£150

## MIDTERM INSPECTIONS

	<b>Studio &amp; 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5 Bedrooms</b>
<b>Standard Visits</b>	<b>£50</b>	<b>£50</b>	<b>£60</b>	<b>£75</b>	<b>£75</b>

### **IMPORTANT INFORMATION**

**Prices include hallway, kitchen, reception, bathroom and relevant number of bedrooms. Additional spaces such as gardens, extra bathrooms/ensuites, second receptions, dining rooms, WCs, stairs/landings, conservatories, basements, garages/outbuildings etc are charged at £10 per room.**

**Please read the disclaimer attached.**

### **DISCLAIMER**

**Prices include hallway, kitchen, reception, bathroom and relevant number of bedrooms. Additional rooms such as gardens, extra bathrooms/ensuites, WCs, second receptions, dining rooms, stairs/landings, conservatories, basements, garages/outbuildings etc are charged at £10 per room.**

- We reserve the right to charge extra for very heavily furnished properties (i.e. some serviced accommodation units), very high-end properties with excessive fittings and fixtures and with a much larger than average total floor area compared to number of bedrooms that has not been disclosed prior to booking. Please call Mulberry Property Services on: 01908 752233 alternatively please email: [contact@mpsmk.co.uk](mailto:contact@mpsmk.co.uk) to check prices on such properties.
- Please ensure the property is ready for inspection with all cleaners, maintenance and tenants belongings not present. If our clerk is unable to conduct the report at the time of the booking, the inspection may be cancelled and a cancellation fee charged. The office will contact the booker if the clerks is unable to conduct the inspection.

- It is company policy that our clerks are not accompanied during inspections but understand that this might not always be possible. Please discuss with the office if anyone will be present at the time of the inspection.
- Unless notified to us: Where the words 'silver', 'chrome', 'oak', 'pine', etc. are used, it is understood that this is a description of the colour and type of the item and not necessarily the actual fabric. The description of the listed items is for identification purposes only. The person preparing this report is not an expert on fabrics, woods, materials, antiques etc, nor a qualified surveyor or valuer. Reports will not state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance being obviously so.
- Reports will not necessarily mention structural defects and does not give any advice on the cost of any repair work, or the types of repairs, which should be used.
- Belongings left by the landlord in a locked room or outbuildings will not be included and are the sole responsibility of the landlord.
- Items of little monetary value are listed and described generically, i.e. a bookshelf could be described as containing 'a number of paperback books'. Similar items will also include used bedding, used kitchen utensils, tableware etc.
- Cupboards and wardrobes with contents that are not easily countable or contained in bags/boxes will not be individually counted but will be photographed.
- Boilers, gas fires, water supply, fire alarms and radiators are not tested. With electrical appliances tested, an account will not be given as to the efficiency or safety of the items, we merely state that such an item exists at the property and the current condition.
- Mattresses are inspected where possible, therefore it is advisable that beds are not fully made at the time of the inspection, mattresses under fully made and dressed beds cannot be fully inspected. Mattresses which are of a large and heavy disposition will not be lifted in most occasions therefore both sides cannot be fully inspected. Bed frames and bed slats are not always accessible in the event of a large heavy mattress sitting on top and will therefore only be inspected where possible.
- Due to health and safety, clerks will not climb ladders to inspect lofts or use property furniture to test high ceiling smoke alarms or meters in high unreachable cupboards. If the clerk is unable to take the meter reading the booker will be immediately informed.
- We do not charge for parking or any other sundries.
- Cancellations: 50% of the original price for bookings cancelled on the same day the booking was meant to be carried out/originally booked for.

- Waiting fee: If a clerk cannot gain access and is waiting for over 15 minutes for keys £20 will be charged regardless of the appointment going ahead.
- If key collection is more than 20 minutes journey time away from the property, we may ask for an alternative and may need to charge extra for travel time. We will discuss this with you upon booking.
- Landlords without an account with Mulberry Property Services are required to make 50% payment after booking and no later than 24 hours prior to the appointment time and the balance of 50% prior to the report being released. We will send you an invoice after booking is received. Mulberry Property Services landlord benefit of discounts and some of the services are included in the Property Management Fee.
- Sunday & Bank holidays: £40 additional charge.
- Our reports take up to 48 hours to complete and send to client.
- Mulberry Property Services can share completed reports with any relevant parties chosen by you, for signature, with any message of your choice.