

## SCHEDULES OF CONDITION

**Pinders undertake both photographic and descriptive Schedules of Condition on all types of property.**

**We can provide specific advice to Landlords and Tenants in respect of their rights or obligations under a lease.**

**A Schedule of Condition can be used to limit the Landlord's or Tenant's repairing liabilities in leased property or provide a record to identify any changes to the building so there is no misunderstanding over future repairing obligations by either party.**

### **Key Benefits of a Schedule**

- ▶ The Schedule is a factual record of the condition at the commencement of the lease.
- ▶ The Schedule is a useful tool for Tenants seeking to exclude certain elements from their repairing obligations at the start of the lease.
- ▶ Equally, the Schedule can be used by a Landlord at the end of the lease term to prove a defect did not exist at commencement.

### **Key Services provided by Pinders include**

- ▶ Preparation of a Schedule
- ▶ Checking a Schedule prepared by others
- ▶ Agreeing a Schedule to be appended to a lease

### **Schedules of Condition Fees**

**Schedules of Condition fees will be dependent upon the size and scope of the instruction. To discuss your requirements and to obtain a no obligation quotation please contact us via [building@pinders.co.uk](mailto:building@pinders.co.uk)**