



www.chaseinventory.co.uk

chase
inventory services

Peace of mind for landlords

Protecting your property

Your property is one of your most valuable assets. That means you do your best to protect your investment and to maintain its rental potential. Unfortunately, time, accidents, negligence, and even wilful damage can impact your property, no matter how carefully you choose your tenants.

Chase helps you minimise that impact. We produce detailed and accurate inventories of your property, perform interim inspections, and complete reports at tenant check-in and check-out. These services are more important than ever in the light of the new Tenancy Deposit Scheme (TDS). You can find out more about the TDS on our web site at www.chaseinventory.co.uk.

Landlords and the TDS

If a tenancy results in damages, a comprehensive inventory of your property is essential if you hope to retain all or part of a tenant's deposit. Compiling an inventory that contains a full list of your property's contents and the condition of each of its fixtures and fittings is a time-consuming process. The inventory forms part of the contract between tenant and landlord and must contain sufficient detail to remove all uncertainty when it comes to any discussion of missing or damaged property or contents.

The law does not stipulate that you need an inventory. But, with all dispute resolution hearings depending on paperwork, a landlord is unlikely to win any dispute without being able to show a signed and agreed inventory. Indeed, if you allow a tenancy to begin without the production of an inventory, you may well be exposing yourself to financial risk.

The easier option

You know your inventory is vitally important. But it takes time and skill to create one that offers the best chance of winning any dispute. That's why the majority of letting agents recommend using an independent inventory company like Chase. We perform the task many times a day and are aware of exactly what's needed to ensure there's no ambiguity when it comes to agreeing the condition of a property.





“ We recommend Chase to all our landlords. It’s our duty to give the best advice we can and Chase are the best available. ”

Ann Highman, Eastons, Epsom, Surrey

Our Services

The Inventory (or Compilation):

We make a comprehensive inventory of the contents, fixtures, and fittings of your property. The document is agreed by both landlord and tenant and includes a full description of the condition of walls and ceilings, floors and carpets, paintwork, light fittings, woodwork, windows, radiators, etc.



The Check-in:

At the start of a tenancy we produce a schedule of overall condition and cleanliness. We list and hand over the keys to the tenant, take any meter readings, and ask the tenant to sign the inventory.



The Check-out:

At the end of a tenancy we compare the state of the property to the original inventory. We list all changes, make recommendations, and, where practical, advise on compensation.



Other services

We carry out **interim inspections** for managed properties. This ensures that landlords and agents are made aware of any potential problems as soon as possible. Investment landlords can also call on us to provide **snagging lists** on new build properties.





“ When it comes to inventories, Chase is the only company we consider. It’s simple: we want to make sure the job is done as well as possible ”

Nick Samuel, Samuel Estates, Watermill Way, London

Why Chase?

Expertise and experience

We have over a decade’s experience in all aspects of the lettings industry. And as our experience has grown, we have gained a reputation for offering a uniquely personal service.

That’s why we’re now the first choice for over 120 of the top lettings agents across London and the South East, as well as providing services to:

- smaller agencies;
- property management companies;
- councils;
- housing associations and trusts;
- relocation agencies;
- retirement rentals;

and a growing number of private landlords.

Consistency and flexibility

Regardless of their previous experience, all clerks working for Chase undergo extensive training in our methods and standards. This allows us to keep our quality of service uniformly high. It also

allows us to cover your jobs at short notice and to offer continuity during busy periods when your regular Chase clerk may be unavailable.

Helping you avoid disputes

Our aim is to ensure that the relationship between you and your tenants is based on a mutual agreement of the condition of a property and its contents before, during, and after a tenancy.

The quality of our work guarantees that disputes over damage or defects are rare. If they do occur, they can be settled quickly and easily by reference to our work.

Professionally recognised

Chase is fully insured for professional indemnity and public liability. We’re a member of the Association of Independent Inventory Clerks (AIIC) and all our work complies with both AIIC and ARLA guidelines.

When a Chase clerk carries out your job, you know you’ll receive a quality service.

Contact us today to see how we can help give you peace of mind.

Call us on **0800 612 2081**

Email us at enquiries@chaseinventory.co.uk

Visit us at www.chaseinventory.co.uk