

t: 0800 612 2081

chase

inventory services

Peace of mind
for landlords



www.chaseinventory.co.uk

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 Inventory Services helps you minimise that impact. We will produce detailed and accurate inventories of your property, perform interim inspections, and complete reports at the start and end of tenancies.

These services are more important than ever in the light of the Tenancy Deposit Scheme (TDS).

Landlords and the TDS


If your property suffers damage during a tenancy, a detailed and accurate inventory of the property is essential if you hope to retain a portion of the tenant's deposit to cover the costs of repair.

The inventory forms part of the contract between landlord and tenant and must be of sufficient detail to remove all uncertainty when it comes to a discussion of missing or damaged property or contents.

Dispute resolution hearings depend on paperwork and a landlord is unlikely to win a claim without an agreed inventory.

Allowing a tenancy to start without the creation of an up-to-date and complete inventory may expose you to financial risk.





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Our Services

The Inventory

You'll receive a comprehensive inventory of the contents, fixtures, and fittings of your property. The inventory 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, and radiators, etc.

Interim Inspections

We carry out interim inspections to properties. This ensures you or your agent are made aware of potential problems at the earliest opportunity.

The Check-in

At the start of the tenancy we produce a schedule of the overall condition and cleanliness of your property. Meter readings are taken and keys are listed and handed over to the tenant. The tenant also signs the check-in schedule.

The Check-out

At the end of the tenancy we compare the property's condition to the original inventory. You'll receive a list of all changes and we'll make recommendations.

Why choose Chase?

Expertise and experience

We have been working in the lettings industry for over 20 years and have earned a reputation for excellent service.

That reputation is why Chase Inventory Services is the first choice for many of the top lettings agents across London and the South East. We also support:

- some of the largest councils in the South East;
- smaller agencies;
- property management companies;
- housing associations;
- relocation agencies;
- and a growing number of private landlords.

Helping you avoid disputes

We help ensure that your relationship with your tenants is based on a mutual agreement of the condition of your property and its contents before, during, and after a tenancy.

The accuracy of our work guarantees that disputes over damage or defects are rare.

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Consistency and flexibility

Our staff undergo extensive training in our methods and standards, regardless of their previous experience in the industry. This allows us to maintain a quality of service that is uniformly high. We are also large enough that we are able to cover jobs at short notice and to offer continuity during busy periods.

Professionally recognised

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



An easy choice

Your inventory is a vitally important record of your property. Should there be any dispute at the end of a tenancy, the inventory will form the basis of your claim for recompense from the tenant. It is essential, therefore, that the original inventory is produced to the highest standard.

Producing a quality inventory that offers you the best chance of winning a dispute requires rigorous training and a wealth of experience. When you choose Chase Inventory Services, you're choosing a company that creates many inventories and tenancy reports daily.

Our staff know exactly what is required to ensure there is no ambiguity when giving a detailed description of the condition of your property.



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

Call us on **0800 612 2081**, email **enquiries@chaseinventory.co.uk** or visit **www.chaseinventory.co.uk** to **start protecting your property**