



"How's it looking?"

"Immaculate"

Property Inventory Services



Agenda

Presentation

Reports/Demo

Q&A

About Us

*“Property Inventory Specialist
with Industry Leading
Technology Solutions”*

After experiencing first hand the poor standards of property reports frequently deployed in the letting market and the ever increasing importance of these reports in potential disputes, we set ourselves a mission to improve these standards by deploying technology based solutions to meet the needs of our clients.

We are an independent specialist property inventory company based in London.

We pride ourselves for our quality and reliable service to our clients and we are always striving to be the best.

We aim to be a committed partner for our clients and as a result, our 5 key priorities are:

Upholding
a
consistently
quality
service



Skills and
experience
of the team



Technology
and
innovative
capabilities



Unique
client focus



Friendly
and
reliable

Our Services

Mytoor Inventories deliver a broad range of inventory services across the whole life cycle of our clients' properties from initial check-in reports, comprehensive interim checks, inventory reports through to check-out reports and more. Undertaken by our experienced and friendly team who go the extra mile to ensure reports are compiled to a high standard.



WHAT WE DO

Inventory services to meet your needs

01

Inventory

We can inspect a property and produce a comprehensive report detailing the condition of all relevant aspects.

02

Tenant Check In

When a tenancy begins, we can produce a report detailing the condition of all relevant aspects, agreed by the tenant.

03

Interim Inspection

During a tenancy we can provide an interim report to ensure you have been made aware of any potential issues.

04

Tenant Check Out

When a tenancy ends, we can provide a comparative report of the property against the initial inventory.

Why do you need an inventory?

*No inventory
=
No evidence*

Why inventories matter

Just five reasons why agents, landlords and tenants benefit from an unbiased inventory.

1. Condition

Sets out the state of your property throughout the period of occupancy.

2. Responsibility

Helps with the responsibility for maintenance during the period of occupancy.

3. Differences

Reduces the potential for disputes and helps in deciding reasonable wear and tear.

4. Protection

Protects both tenants and landlords with information in the event of a dispute.

5. Guidance

Serves as a guide to restore the property toward the finish of the tenure.

The main purpose of a property inventory is to foster a mutual understanding between tenants and landlords and see to it that there is at all cost an avoidance of tenancy disputes.

Impartial protection

At the end of the day, it's hard to be an impartial professional property reporter. That's why we've designed our reports to be as objective as possible. We understand the importance of these reports in potential disputes, so we set our new reporting standards to improve these reports by providing a truly impartial, unbiased solution to the needs of our clients.



The question of why it is necessary to use a professional inventory company is not an uncommon one amongst Landlords. For the less seasoned landlord or those lucky enough to have always been blessed with good tenants/students thus far, it can be hard to see why you can't just 'write a list' and ask them to simply sign it.

However, inventory companies don't just jot down a list of the items at your property. A professional inventory clerk is trained to create a thorough report, knowing what to look for, commenting on the condition and cleanliness of items, what to include and how to describe it, which they should then back up with lots of accurate photographs.

The other advantage of a professional report is that it provides an independent & **impartial** opinion on the condition of your property so, in the case of a dispute you can't be judged as being biased, meaning you and your investment are fully protected.



Landlords

Inventories protect your Property

As a landlord your property is a valuable asset and needs to be preserved and protected.

Our inventories report on the condition of your property for your own peace of mind.

- Inventories
- Check Ins
- Interim Inspections
- Check Outs

Our thorough and easy to read reports provide the evidence you need to support any deposit claims.

Property Inventory Services

Visit: mytoor.co.uk
Social: @mytooruk
Email: inventory@mytoor.co.uk
Call 020 3488 3404
AIIC Best Newcomer Award 2019



The Inventory (Checklist)

When you visit a client, you will find that the Building Inventory Checklist is the only property checklist that has been developed over a 20 year period. It is the only checklist that has been developed to ensure that you can identify and record all the items that are part of a building's inventory.

- Doors – type of door, material, condition
- Ceiling – finish and condition.
- Light fittings – description of fitting
- Walls – finish and condition.
- Frames – type of frame, material and condition.
- Flooring – type of flooring and condition.
- Windows – type of window, material and condition.
- Curtains – type of curtain, material and condition.
- Blinds – type of blind, material and condition.
- Window Sills – material and condition.
- Electrics – type of electric unit and condition.
- Heating – type of heating unit and condition.
- Cupboards – contents, material and condition.
- Furniture – type of furniture, material and condition.
- Miscellaneous – type of item, material and condition.
- Garage – location, description, contents and condition.
- Shed – location, description, contents and condition.
- Gardens – location, description and contents.
- Record gas, electric and water readings if obtainable.
- Items that would be considered to be part of the premises or grounds.

Fair, Wear & Tear

Tenants are only accountable for damages on a property and never fair “wear and tear.” So, in determining fair wear and tear, the key factors to be taken into consideration include the length of tenancy, the size of the family occupying a property, the age, condition, and quality of items. With a good professional inventory in place, replacement costs will be easily determined, as it will detail out the main state and quality of claimed items.

The Check In

Mytoor Inventories understand that Brunel University require the 72 properties to have a Check Out and Check In completed over a 6 day period (3 days for Check Out and 3 days for Check In). Due to our locality and resources available we are confident of achieving these targets.



When a tenancy begins, we can produce a report detailing the condition of all relevant aspects. We also detail meter locations and readings. Keys are listed and provided to the tenant, who is asked to sign the report



The Check In – Mytoor

Mytoor inventories understand that Bangor University require the 12 properties to have a Check Out and Check In completed over a 6 day period (3 days for Check Out and 3 days for Check In). Due to our flexibility and resources available we are confident of delivering these targets.

Toilet 2.12	Porcelain. Plastic/Acrylic seat & lid Roca toilet. Geberit flush. Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.
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Condition	Cleanliness
● Good	● Good

- Interactive report
- Coloured indicators
- Detailed descriptions
- High quality photos
- Time/date stamped photos
- Time/date e-signatures
- Fully editable disclaimer
- Paperless



Provided by	Inspector
Captured (via App):	27/09/2019 10:09 AM
Added	27/09/2019

Inspector Signature

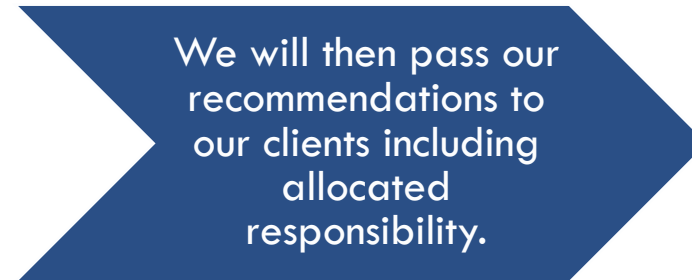


Name: Hardeep Toor Date: 27/09/2019 at 2:12pm

The Check Out



When a tenancy ends, we can provide a comparative report of the property against the initial inventory. This report contains detailed notes of any changes.



Mytoor Inventories understand that your University requires the highest quality service. We will provide a detailed comparative report covering a detailed 360° check-out and check-in. Our team will ensure that all the quality and resources available are in the control of delivering the best results.

The Check Out – Mytoor

Mytoor inventories understand what Bournemouth University requires the 73 properties to have a Check Out and Check In completed over a 6 day period (3 days for Check Out and 3 days for Check In). Due to our flexibility and resources available we are confident of achieving these targets.



Bath 6.3	Previous State 25th April 2018	Standard. Acrylic/Plastic No gaps to bath sealant. Exterior panel intact. Clean and free of debris inside. Plug present.	● Good	● Good	📷 3 photos
	Current State 3rd October 2019	Sealant behind taps have mould forming as shown.	● Good	● Fair	📷 2 photos
! Tenant responsibility					
🔧 Repair					

- Interactive report
- Coloured indicators
- 'Check in' & 'check out' comparison (description & photos)
- Status Icon
- Do not need to look at multiple reports, ALL detail captured in one
- Paperless

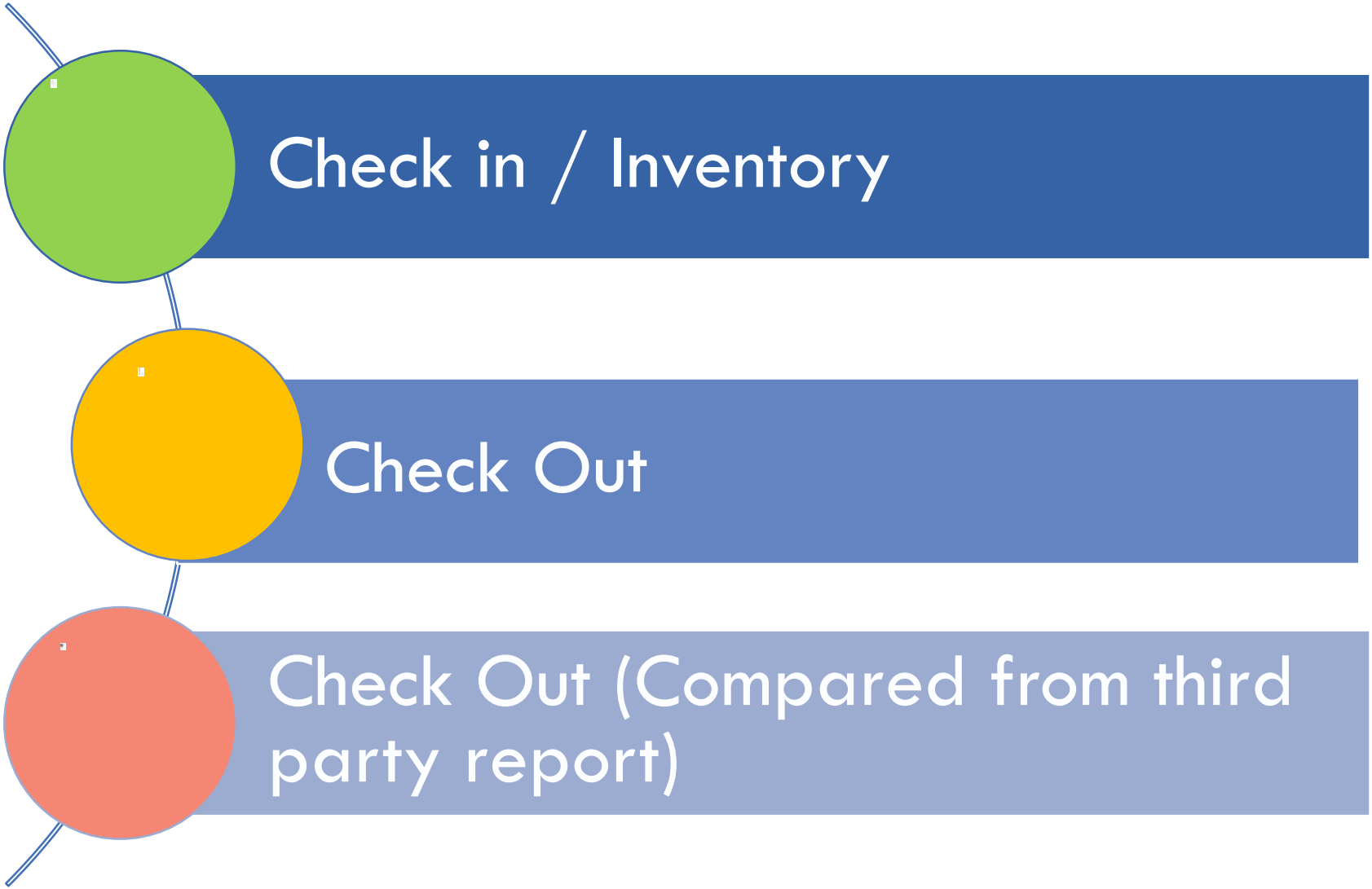
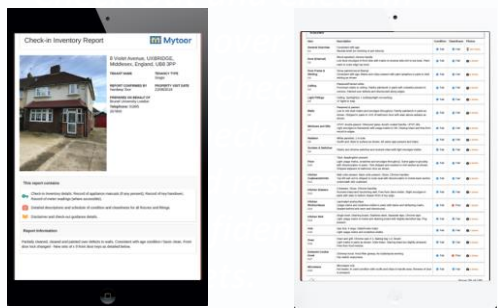
Bath	
Previous State 25th April 2018	Current State 3rd October 2019
	
Provided by	Inspector
Captured (Certified by inspector)	25/04/2018
Added	01/05/2018
Provided by	Inspector
Captured (via App):	03/10/2019 6:46 PM
Added	03/10/2019

Status Icons

- 📷 Changed since the last report.
- 🚫 Disagreed by tenant
- 🔧 Repair
- 🔧 Beyond fair wear and tear
- ↺ Replace
- ! Missing

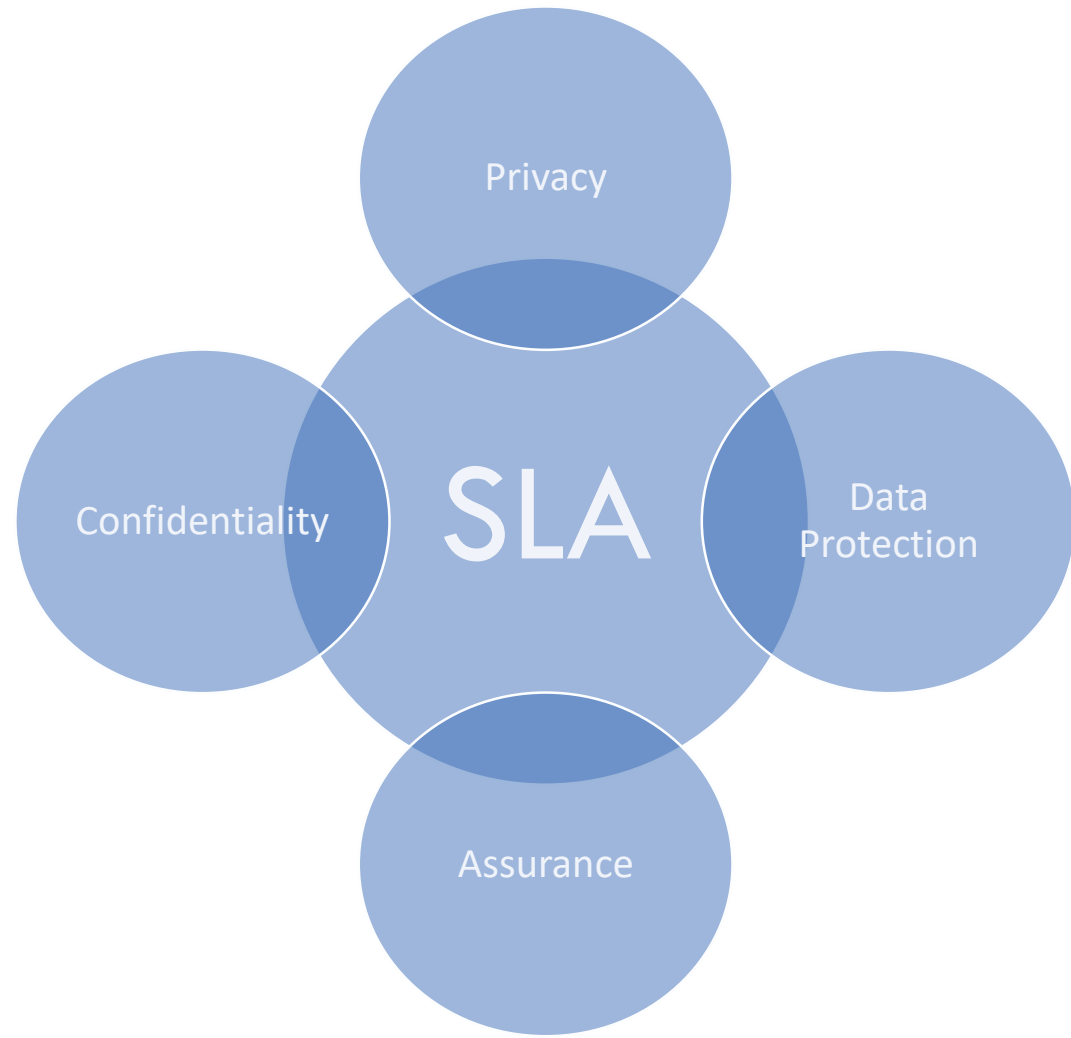
How do our reports look?

Our Check in / Inventory and Check Out Reports give the complete picture of your property's condition



Security & Data

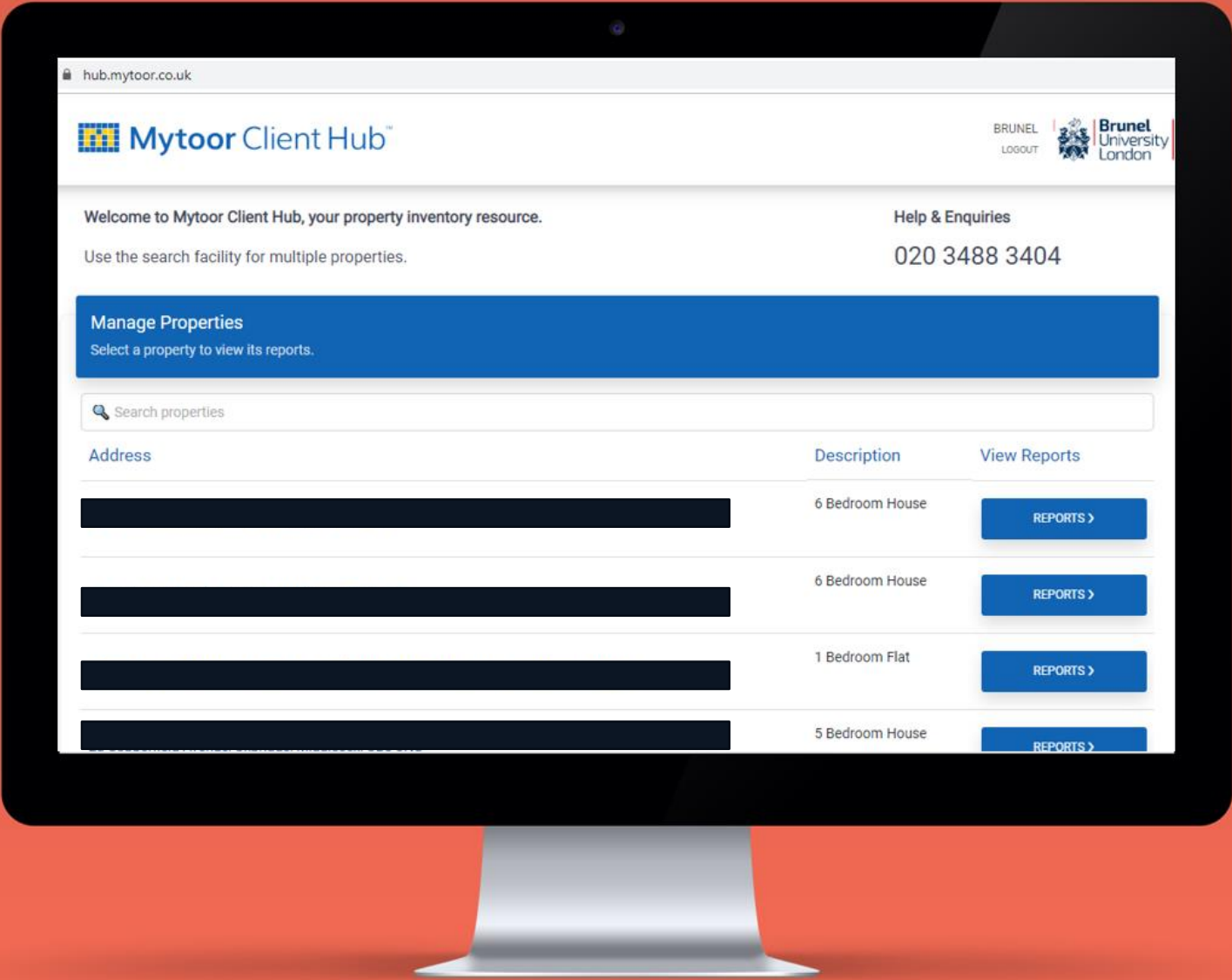
Mytoor Inventories understand that Brunel University require the 71 properties to have a Check Out and Check In completed over a 6 day period (3 days for Check Out and 3 days for Check In). Due to our facility and resources available we are confident of achieving these targets.



Client Hub

hub.mytoor.co.uk

Mytoor Inventories understands that Brunel University requires the 72 properties to have a Check-Out and Check-In completed over a 6-day period (3 days for Check-Out and 3 days for Check-In). Due to our flexibility and resources available we are confident of achieving these targets.



Client Hub+

hubplus.mytoor.co.uk

Mytoor Inventories understand that BAME University requires the 12 properties to have a check-in and check-out completed over a 6 day period (3 days for Check Out and 3 days for Check In). Due to our flexibility and resources available we are confident of achieving these targets.



Mozilla Firefox Browser

Search or enter address

Google

https://hubplus.mytoor.co.uk/report-gallery/156845?token=f7557d2627d5fb57806cef837eeeebaf95f05b80b7579fa363c033b9236643a19d1f5164884206dc0cc

Mytoor

Check-in Inventory for (25/09/2019)

Key Photos

22nd August 2019

Current State

7 Photo(s)

Utility Photos

22nd August 2019

Current State

2 Photo(s)

Driveway

22nd August 2019

Current State

6 Photo(s)

Porch

22nd August 2019

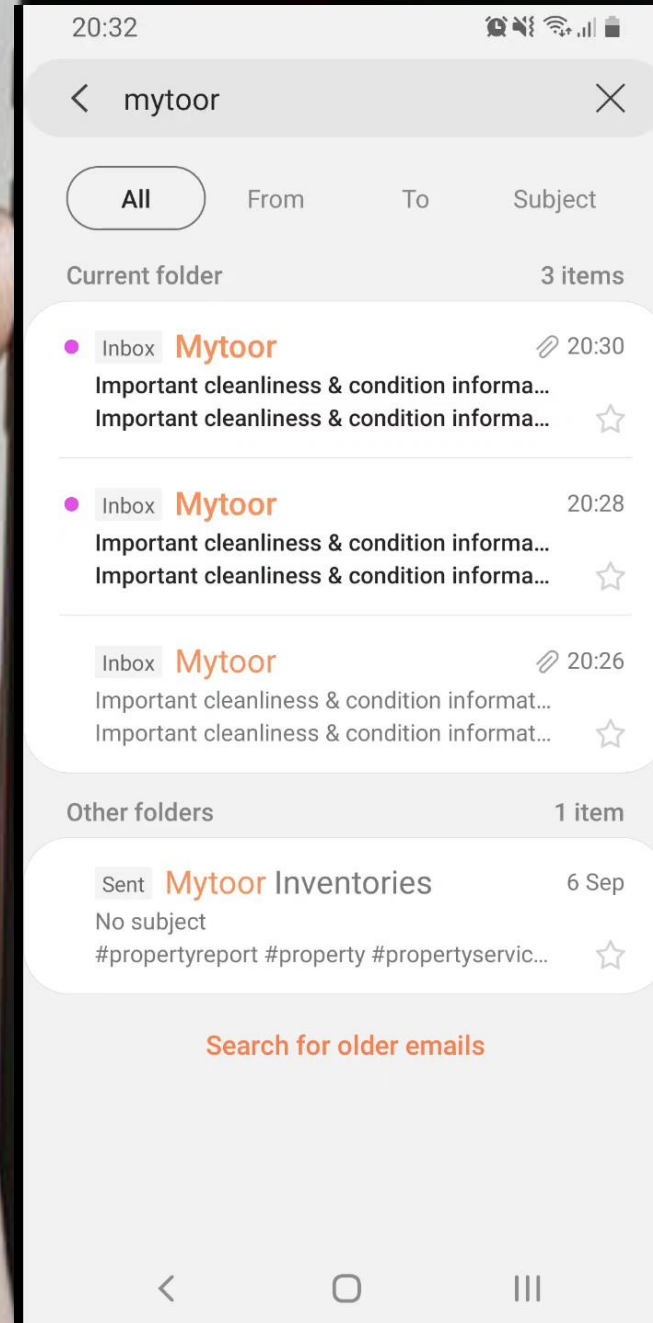
Current State

25 Photo(s)

Entrance/Hallway

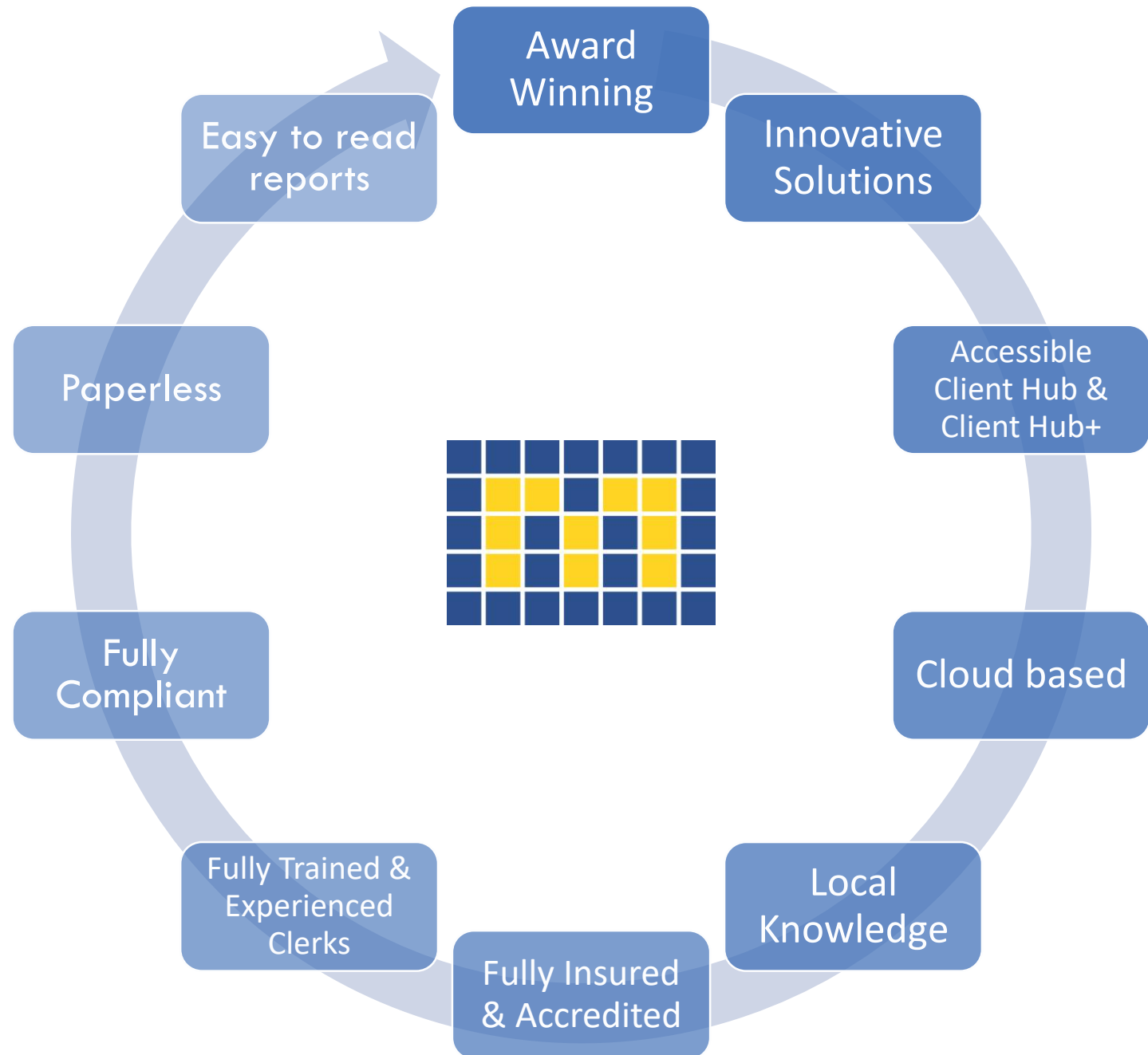
The Review Process DEMO

Mytoor Inventories understand that Brunel University requires the 14 properties to have a Check-Out and Check-In completed over a 6 day period (3 days for Check-Out and 3 days for Check-In). Due to our flexibility and resources available we are confident of achieving these targets.



Why Mytoor?

Mytoor Inventories understand that Brunel University requires the 72 properties to have a Check Out and Check In completed over a 6 day period (3 days for Check Out and 3 days for Check In). Due to our flexibility and resources available we are confident of achieving these targets.



What our Clients say

Don't just take our word for it...



MYTOOR REVIEWS

★★★★★

4.95 Rating 56 Reviews

98%

of reviewers recommend
Mytoor

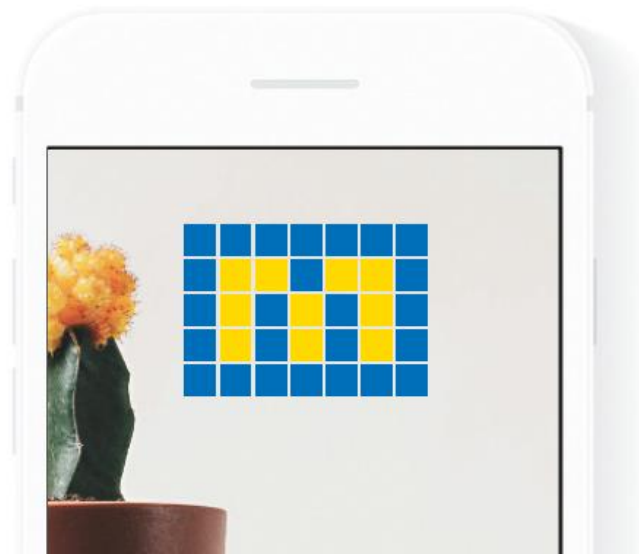
EXCELLENT ★★★★★ 4.95 Average 56 Reviews ★ REVIEWS

Alberto Perez ★★★★★
I am a new tenant first time here in UK and I have had first time inventory inspection. They have done good job with my flat and explained all process with me. It was very nice to meet with Seb, the clerk.

Tej Singh ★★★★★
An absolute pleasure working with Hardeep and his team, these guys go over and above every time. Would recommend them for all property reporting requirements.

Philip Matthews ★★★★★
Covered an inventory for me on a last minute request, impressed with the work.

Any Questions?



Property Inventory Services
from Mytoor Ltd.

Visit: mytoor.co.uk

Social: @mytooruk

Email: inventory@mytoor.co.uk

Call **020 3488 3404**

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