

A photograph of a brick building with a white door and windows, serving as a background for the title.

PREPARATION PRIOR TO VACATING

HOW TO PRESENT THE PROPERTY AT THE END OF THE TENANCY

When you vacate your property a high standard of cleanliness is expected. Set out below is a summary of what is required to have been cleaned and/or to be in a clean condition. If you are employing commercial cleaners prior to vacating, we suggest that you show them this list so that they will also know what is required.

The following apply where applicable:

- 01.** Cobwebs should be removed from around walls, ceilings, light fittings, curtain poles and around window openings, etc.
- 02.** All picture hooks and any fixtures to the walls must be removed, the holes made good by filling and sanding and the entire wall affected redecorated to blend in with the existing colour scheme of the other walls in the room. IT IS NOT ACCEPTABLE TO SIMPLY PAINT THE FILLED PATCHES.
- 03.** All gloss work must be washed and cleaned including skirtings.
- 04.** Superficial marks on painted walls and vinyl wallpaper should be washed off.
- 05.** All carpets must be professionally cleaned. We recommend the instruction of professional carpet cleaners. We recommend Homes and Gardens 01284 711527 but another company can be used.
- 06.** All curtains must be cleaned, pressed and hung suitably in the original rooms.
- 07.** Kitchen and bathroom floors must be thoroughly cleaned and washed.
- 08.** Basins, sinks, toilets, shower screens and shower-heads/hand pieces must be free of lime scale, stains and marks. Plug holes to be free-draining. Plugs to be attached /available.
- 09.** Cooker/oven and hob to be thoroughly cleaned and free from any cooking residues together with any grill pans, meat trays or other components. Any fridges or freezers must be cleaned/ defrosted, turned off and doors left ajar.
- 10.** All kitchen units and work-surfaces to be cleaned both internally and externally.

- 11.** Ensure any white goods are cleaned / defrosted appropriately.
- 12.** All surfaces in the property to be polished and dusted.
- 13.** Bathroom to be thoroughly cleaned, including bath, shower cubicle, basin and w.c. which must be free of stains, lime scale, mould and hairs. Plugholes to be free draining.
- 14.** Windows, window frames and doors to be cleaned internally and externally.
- 15.** Garage to be cleared and swept.
- 16.** All hedges and shrubs are to be trimmed /pruned, outside areas should be free of litter which may include cigarette ends.
- 17.** Grass must be cut. Borders to be free of weeds and tidied.
- 18.** No foodstuffs whatsoever to be left within the property. All rubbish to be removed from site and disposed of correctly.
- 19.** All chimneys (whether or not they have been used) must be swept and a certificate provided.

PLEASE NOTE THE FOLLOWING:

- 01.** If it is necessary for the landlord/Hazells to have to deal with any of the above after you have vacated, a deduction for the cost involved will be made from your deposit (The TDS or DPS terms and conditions will apply).
- 02.** Should you require the services of a professional house and/or carpet cleaner please contact the Hazells office on **01284 702626** for a list of contractors who could be approached.
- 03.** Please ensure the keys are returned to the office no later than the last day of your tenancy. Failure to do so will result in a charge at the same daily rate as the rent continuing to be charged until the keys are returned to Hazells' office.
- 04.** ***Finally, please remember to cancel your standing order arrangements with your bank once the final month's rent has been paid***. Failure to do so will give rise to a £30 administration fee should we have to return any overpaid rent to you.