

AVOIDING ISSUES AT THE END OF YOUR TENANCY

O'Connell

PROPERTY AGENTS



AVOIDING ISSUES



Let us take care of it for you

FIRST STEP CHECK INVENTORY THEN:

Avoiding issues

The main issues that arise at the end of a tenancy are where tenants have forgotten, or been unable to, clean adequately. Items that are often missed and come up as needing to be addressed after a tenant has left are:

- Ovens
- Extractor hoods
- Around baths and/or showers (black mildew)
- Carpets (if vacuuming has not brought the carpet back to an acceptable condition)



Look at Paintwork

Is there any damage or marks?

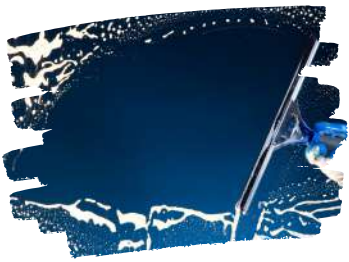
If marks are over and above acceptable wear and tear it is worth looking at touching these areas up to avoid a Landlord's requesting a deduction to rectify the affected areas.

- If you do not know the colour etc that is need, please do ask.
- If there is damage, take some pictures and ask us BEFORE the check out inspection.



Changes to Property

If you have made any changes to the property have been made by yourself during your tenancy, please refer to the original inventory. Even if you have had works approved, you may be required to return the property to how it was on the day you moved in - If you are unsure, please ask us.



Please ensure the reasonably accessible **WINDOWS** of the property are cleaned both internally and externally.



Please ensure all recycling **BINS** and waste bins, internally and externally, are emptied before you leave the property.



If there is outside space for the property, please ensure the **GRASS IS CUT** and the patio areas, paths, garden areas, lawns, flower beds, shrubs and bushes and borders are tidy and weed free etc. The outside space should be left as it was at the start of the tenancy.

Heating

Please do not turn the boiler off, your responsibilities as a Tenant remain in place until the end of the final day of your tenancy as detailed above.

Please leave the heating on a low setting to avoid pipes freezing in cold weather and ensure there is sufficient gas on the pre-paid stick/card (if you have one) to last with the heating on low until the end of the tenancy.





If there are **APPLIANCES** in the property, when you vacate please ensure they have all been cleaned and switched off (*If there is a fridge, freezer or fridge/freezer, they must be switched off but with the door left open*).



All **POST** must be re-directed to your new address as it is not our responsibility to forward any post. Please arrange this for re-direction to be from when you vacate the property.



Please make the **TELEPHONE** supplier aware that you will not be responsible for the property after the last day of your tenancy. You will need to settle all outstanding amounts and close the account.

We will need details of which supplier you have used and the last telephone number used to make it easier for the next tenant to connect a line to the property.

UTILITIES

Please do not turn gas or electric off at the property. Instead, please ensure meter readings for gas, electric and water are taken on the date detailed above (*last day of your tenancy*).

Make suppliers aware that you will not be responsible for the property after the date detailed above (*last day of your tenancy*) as well as settling any outstanding amounts and close the accounts.

If the suppliers ask what name the account should be put under for the time after the last day of your tenancy, please give them the Landlord's name (*can be found on your tenancy agreement, if you are not sure, please ask us*) but do not put any of the utilities in the name of O'Connell Property Agents.

We are not responsible for these bills, you, your Landlord and the next Tenant are. If they need an address, just give the property address as either the new Tenant or a member of O'Connell Property Agents' staff will collect it from the property and get it to the Landlord for payment.

Please Note: We will need details of which suppliers you have used for the various utilities.

Utilities

COUNCIL TAX

Please make the relevant council aware that you will not be responsible for the property after the date detailed above (*last day of your tenancy*), settle any outstanding amount and close the account.

If the council ask what name the account should be put under after the last day of your tenancy, please give the Landlord's name (*can be found on your tenancy agreement, if you are not sure, please ask us*) but do not put the council tax in the name of O'Connell Property Agents.

We are not responsible for these bills, you, your Landlord and the next Tenant are. If they need an address, just give the property address as either the new Tenant or a member of staff from O'Connell Property Agents will collect it from the property and get it to the Landlord for payment.



Pets

Please vacuum carpets and floor coverings. Should there be any animal faeces in the outside space, please ensure this is removed.



We hope this guide helps & makes the
move out a lot easier



EST. 2007