

We really want our tenants to receive as much of their deposits back as possible, so we have devised an essential checklist for the end of your tenancy and some top tips for you.

Our first tip would be to start early so you have plenty of time to get everything sorted ahead of your checkout.

Give us a call if you have any concerns or need help with anything as we have a great team of contractors who will be able to assist.

## Commonly missed items:

- Kitchen and bathroom extractor fans
- Tops of kitchen units
- Washing machine drawer
- Grouting in between tiles
- Removing rubbish
- Dusting blinds

## Must haves for the end of your tenancy:

- 'Oven Pride'
- 'Dettol mould and mildew remover'
- 'Wet wipes'
- 'Magic sponge'

## Typical items deductions are made for include:

- Missing items
- Damaged items
- Rubbish removal
- Redecorating
- Cleaning
- Carpet cleaning
- Missing light bulbs
- Gardening

## Cleaning

### Personal possessions

Please remove all of your personal possessions from the property prior to the inventory check and handing back keys.

Please leave the property thoroughly clean and tidy throughout.

- Clean oven thoroughly including internal racks and trays
- Defrost fridge and freezer and leave off with the door open
- Clean washing machine powder drawer and any filters
- Clean extractor fans and replace filters
- Wipe kitchen units and drawers out
- Clean windows inside and out

Top Tip 1 - Dettol mould and mildew remover is great for stubborn bathroom stains and washing machine drawers.

Top Tip 2 - Oven clean is a great help – leave it on and come back later to wipe off (don't get it on your hands or surfaces though!)

## Decor

- Wipe over skirting boards, door frames and light switches to remove dust and any finger prints
- Ask before filling and painting over picture holes. If you are given the go ahead, only use very small amounts of filler if you have magnolia walls
- Wipe off any marks on paintwork
- Do a walk round and check in the corners of rooms and above doors for dust and cobwebs

Top Tip 3 - Get a tester pot to match the paint on your walls and mix some with the filler before filling the hole and this should alleviate the need to paint over the top.

Top Tip 4 - Wet wipes and magic sponges are great at removing marks from walls – don't rub too hard though as it could take the paint off!



## Lightbulbs

Make sure all the light bulbs in the property work and replace if required.

## Broken or damaged items

If something is broken or damaged, don't worry accidents happen - just call and tell us and we can help. If you are happy to arrange a replacement yourself, please ensure it is the same or as near match as possible to the item listed on the inventory.

It is also worth checking your tenants insurance (if you have it) as you may be able to claim for any landlord's items that have been accidentally damaged during your tenancy. You will not be able to make a claim retrospectively, once you have moved out of the property.

## Curtains, nets and blinds

Wash or dry clean curtains and nets and wipe venetian blinds clean of any dust.

## Carpets

Ensure carpets are as clean as you found them. Please refer to your inventory for details on original cleanliness. If there are new stains or grubby areas you should arrange to have them cleaned.

## Garden

The garden, including lawns, borders, paths, driveways, patios and hedges should be left in a good tidy condition and all weeds removed.

We can recommend gardeners should you prefer to have it done professionally.



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Top Tip 5 - Take photos of your electronics before you disconnect them to save you time when you reassemble them.

If you have items you no longer need why not donate them to charity?

Linley and Simpson are proud to support Martin House Children's Hospice who are always in need of stock. Bags can be donated at any Martin House retail outlet, including the charity's Thorp Arch Warehouse.

Please visit their website to find the nearest Martin House shop to you.

<https://www.martinhouse.org.uk/Contact-Us/Find-Our-Shops>



If you have any white goods that you are not planning to take with you, please ensure that they are disposed of safely. If you are unsure, please contact the Environmental Service Department at your local Council.

Do you need to book removals or self storage?



Linley and Simpson have linked up with Yorkshire based removals and storage specialists McCarthy's to offer 10% off your removal costs or 4 weeks free storage. Visit their website, [www.mjmccarthy.co.uk/welcome-ls/](http://www.mjmccarthy.co.uk/welcome-ls/) to make your enquiry today.

## Insurance

If you currently have HomeLet Tenants Contents Insurance, you can transfer your policy to your new home, even if it's a property that you are purchasing yourself. HomeLet's product is very competitive from both a pricing perspective as well as the cover available.

Just give HomeLet a call on 0800 035 8258.

**Notify the relevant utility companies and telephone and internet providers of your move.**

Please refer to our ['Who to Notify?'](#) guide.

You do not need to disconnect the gas, electric or water simply take final readings and close your accounts. Don't forget to see if you have a water meter.

**Change your address details or arrange a redirection through Royal Mail.**

<https://www.royalmail.com/personal/receiving-mail/redirection>

**Update the electoral register as you won't automatically be registered to vote.**

[www.gov.uk](http://www.gov.uk)

**Forwarding address and bank details**

To enable the return of your deposit please make sure you have provided us with your forwarding address and bank details.

**Cancel your standing order**

If your rent is paid by standing order or direct debit, please contact your bank and cancel it with them. We are unable to do this for you.

This list is for guidance purposes and is not exhaustive but generally speaking as long as the condition of the property is the same as when you moved in (barring normal wear and tear), you'll have no problems.