

Blocksidge

REAL ESTATE SINCE 1888

VACATING THE PROPERTY

Your attention to these items will assist you in obtaining a full bond refund:

CLEANING:

If enlisting a professional bond cleaner when vacating the property please ensure you provide us with a copy of your receipt. A list of our recommended contactors is provided below. If they are not one of our contractors and there are any issues identified at the vacate inspection you will need to contact your cleaners and arrange for them to return to fix any issues.

Full bond Clean: **B'Bright cleaning – 34220085 | info@bbright.com.au**
 S & F Cleaning – 0455 892 309 | sandfcleaning1@gmail.com

Stainbusters: **1300 650 251**

Pest Control: **Amalgamated Pest Control – 13 19 61**

If you have decided to clean the property yourself please take note of the list below:

- ◆ Clean the stove, including exhaust, elements, oven, racks, grillers, drip trays, the wall behind and the floor under.
- ◆ Exhaust fans in the kitchen & bathroom, including filters must be cleaned.
- ◆ Ceiling fans are to be cleaned.
- ◆ Clean the bath, shower, shower screen/curtain, wash basin, mirrors, and bathroom cabinets – inside & out.
- ◆ Toilets & tiles are to be clean of all soap residue & mildew.
- ◆ Windows, window tracks, fly screens and window sills are to be clean.
- ◆ Curtains and blinds are to be cleaned if visibly marked or smelly.
- ◆ Power points, light switches & light fittings should be clean and all lights must have working bulbs.
- ◆ Remove marks from walls and doors, picture rails & ceilings.
- ◆ All cupboards & drawers throughout should be emptied and cleaned inside.
- ◆ Floors should be swept & mopped clean, skirting boards clean & dusted.
- ◆ Spider webs should be removed from inside and outside the dwelling – including balconies and verandas.
- ◆ Lawns must be cut, weed gardens, pebble areas & driveways, trim edges and remove rubbish from garden, garage, sheds, under and beside the house etc.
- ◆ Rubbish that will not fit into the rubbish bin must be removed from the premises & bins emptied prior to handover & cleaned with disinfectant.
- ◆ Remove oil & grease stains from driveways, carports and paved or concrete areas.

If the Property is furnished:

- ◆ Refrigerator and dishwasher: empty & clean including door rubbers, filters, floor under and the walls behind.
- ◆ Washing machine and clothes dryer must be clean - especially lint filters.
- ◆ Replace / repair inventory items that you or your guests have broken or damaged, at your expense, before handover and provide us with receipts in case the products or work are faulty.
- ◆ Clean furniture & upholstery if marked or smelly & provide receipts for cleaning.

If you have had pets at the property:

- ◆ If an animal has been at the premises, even for a short time, you must have the property pest treated for fleas and provide a copy of the receipt when returning keys.

UTILITY CONNECTIONS

It is your responsibility to request a final read when disconnecting your Electricity and Gas. Please wait minimum of 3 business days after your return keys before having this done, this allows the agent to access the property while power is still connected to complete the Vacate Inspection. If any issues are noticed and require someone to return to the property to fix and the power has already been disconnected it will be your responsibility to have it reconnected until the issues have been rectified.

Please also have a look at your water meter and take a reading on the day that you return keys. This can be documented on your Exit Report.

RENT PAYMENTS

To avoid a claim being put on your bond, you will need to make sure that your rent is paid up to and including the day you vacate the property and return keys and that any outstanding invoices are paid also.

We will use the water meter reading from the vacate inspection to calculate your final water bill if you were paying for water usage throughout your tenancy.

It is your responsibility to ensure your DEFT payments are stopped. We cannot do this for you. This can be done via their website www.deft.com.au and logging into your account with them or by calling 1300 301 090. If you do pay past your vacate date we will refund this money to you.

The property will be considered 'Handed Over' or 'Vacated' when **ALL** keys, remotes and security access devices have been returned to our office, rent will be charged until this time. If lost or missing keys are not replaced this cost will be charged to the tenant to pay or will be deducted from your bond. Once all keys are received the agent will then complete the Vacate Inspection within 3 business days and let you know should there be any issues.

At the time you return keys please also make sure you have provided us with all cleaning/repair receipts as well as you're forwarding address and bank details. We will need these for your bond refund.