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PREPARING THE PROPERTY

CLEANING

At the beginning and end of a tenancy, the property should be thoroughly cleaned. Particular attention should be paid to windows, hard floors, woodwork, kitchen appliances, kitchen units and shelving, bathroom fittings, wardrobes and drawer units, linens and bedding.

If the standard of cleaning is unsatisfactory at the end of a tenancy, the managing agents or landlord may employ a contract cleaning company to clean the entire property or to undertake a professional clean of certain items eg ovens etc

Depending on the agreement and/or the length of the tenancy, carpets should be professionally cleaned but at the very least they must be thoroughly vacuumed. If there is any staining or soiling a charge may be levied at the end of the tenancy. If a carpet is badly marked or damaged, a charge may be incurred for part or all of the replacement.

At the time of check-out, beds, bases, mattresses and pillows will be examined for staining and any damage not previously recorded in the inventory. Any damage or excessive staining may incur cleaning charges, or compensation for a percentage of the item or the replacement costs as appropriate. If applicable, linen and bedding should be left clean and pressed. Beds should not be made up for the check-out as they need to be examined.

Soft furnishings are expected to be in a similar condition to that at the beginning of the tenancy. It is in the tenant's interest to protect the furnishings as compensation charges or a percentage of replacement costs may be deducted from the deposit for any damage or excessive wear incurred.

DECORATIVE CONDITION

Properties for rental should be decorated to a good standard in neutral colours where possible. The inventory will incorporate a schedule of condition allowing any marks, chips or scuffs to be noted at the time of check in. Any excessive marking or damage at the end of the tenancy will be noted at the check out and the tenant may be liable for a contribution towards repair and redecoration.

Examples of possible liability of the tenant would include torn wallpaper, pencil or crayon marks, excessive damage to woodwork, hooks or nails inserted into walls without landlord's permission and broken or cracked windows.

GARDENS

The condition of a property's gardens will be noted on the inventory at the start of a tenancy and it is expected that, as with the remainder of the property, the gardens will be in a similar condition at the end of the tenancy. Unless a gardener is employed by the landlord as part of the tenancy agreement, the tenant will be responsible for the upkeep of the garden. This will include cutting lawns, weeding and attending to seasonal requirements.

All paved, decked, pebbled and fenced areas must also be maintained and garages, sheds, greenhouses and outhouses must be left in a similar condition at the end of a tenancy to that noted at the start.