

Check-list for Vacation of Property:

Check the property condition report from the beginning of the tenancy – the property must be handed back in a similar condition minus 'fair wear and tear'

- All personal items have been removed from the premises: inside, outside, gardens, verandah, storeroom, shed, garage
- The property has been cleaned including floors, walls, windows, doors and ceilings
- All carpets have been **professionally steam-cleaned**/shampooed (and deodorised if any odour is present). **A receipt from the professional carpet cleaning company must be provided** to the property manager. The receipt must be dated no more than seven days prior to the end of the tenancy.
- Shower-screens are clean
- Oven, range-hood and cooker is clean (inside and out)
- Cobwebs have been removed from ceilings, cornices, garage, portico's, eaves, windows etc.
- Verandah's, balconies, driveways and courtyards have been swept
- All light globes are present and working** (both inside and outside)
- There are working batteries in the smoke detectors
- There is a working battery in the door bell and any mobile chime is left at the property
- Exhaust fans are clean (bathroom, en-suite, toilets)
- Air-conditioning vents and filters are clean
- There are working batteries in air-conditioning remotes
- Skirting's are clean
- Blinds, window-sills and tracks are clean
- Instruction manuals, remotes (garage & ac), keys returned
- ALL RUBBISH has been removed from the property, and if the bin/s is/are taken out it/they MUST BE TAKEN BACK OFF THE VERGE.
- Council bins must be **hosed out, clean & deodorized** prior to vacating.
- Any items that were included with the property are left at the property
- Weeding has been completed, lawns mowed and edged, gardens mulched, roses pruned (mid-winter)
- Paving is weed/moss free
- Gas, phone & electricity providers have been notified
- If you have pets - the house must be **professionally fumigated**. **A receipt from the professional fumigation company must be provided to the property manager**. The receipt must be dated no more than seven days prior to the end of the tenancy.
- Swimming pools: the tenant must provide the agent with a **chemical report** issued up to one week prior to the end of the tenancy by a pool company showing that all chemical levels of the pool/spa water are correct and the pool/spa water is in good condition.
- Rent and outstanding accounts have been paid
- You have provided the Property Manager with your new address

**** RUBBISH: Costs to remove rubbish left at the property, clean the property and/or gardens will incur an account and may be debited from the Bond**

**** PET BOND/FUMIGATION:** *As per your lease, we require proof that the house has been fumigated. The amount of the current pet bond settled on by REIWA and the Department of Commerce and held by the Bond Administrator is \$260, being the average cost for professional fumigation in WA. If you require clarification on this, please ring REIWA on 9380 8200 or the Consumer Protection Advice Line (Department of Commerce) on 1300 30 40 54.*

NB: carpets must be cleaned & then fumigated. (Cleaning carpets after fumigating removes the treatment).

**** CARPETS** *As per your lease, we require proof that the carpets have been professionally cleaned.*

**** FORWARDING ADDRESS:** Section 53(3) of the Residential Tenancies Act requires a tenant at the time of delivering up possession of the premises to notify the Lessor, or cause the Lessor to be notified in writing of the address at which the tenant intends to reside or the tenant's postal address. Penalty: a fine of \$5,000.

We are re often asked for a list of recommended vacate cleaners and carpet cleaners. Please email us for a list of recommended contractors that we use below.