



Lighthouse Property Services

Your House Needs You!

Your Guide to Moving Out





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Moving out can be a stressful period, we hope with the hints and tips enclosed, Lighthouse can help facilitate the return of a full deposit.

It's a common misconception that agents as a whole wish to retain deposits from their tenants.

In reality, if a house is left in perfect condition and a full deposit return can be issued, it means far less work and hassle involved for us.



1

The Number One Priority – Cleaning

It's advisable to set a strict cleaning rota, sharing responsibility between tenants evenly during the final five or six weeks of a tenancy. This way the volume of work is dramatically reduced and when it comes to the 'Final Clean' it's not such a mammoth task.

2

Teamwork

The check-out can only be conducted once all keys are returned to us, try and ensure all tenants vacate at the same time or meet on an agreed final date to resolve any issues between you. We appreciate this is not always possible but you should be mindful of your joint responsibilities, moving out early does not relinquish you of your share.



3

Additional Help is a Key Factor

Consider calling on relatives to assist with the cleaning, you might find they have some old tricks of the trade to make it less of a chore. For example it may be possible to remove ink stains with an absorbent pad dipped in methylated spirits.

4

Bring in the Professionals!

Don't discount your professional services, as a group it may be beneficial to all chip in toward the cost of a professional house clean. Leave the receipt in the kitchen once it's done for our representatives to see.





5

Waste

This is one of the most prominent issues, it should be noted that your occupancy date is unlikely to coincide with the council waste collection date. In short, you have created the waste and you must take responsibility for its removal.

We have a **zero tolerance** policy and expect to find zero waste at a vacated house. The local council cannot be relied upon when vacating a property. Following the last collection date other methods of waste disposal should be employed.

The local dump is located on Great Northern Terrace within the City Centre. Waste is an extremely

expensive commodity and the owner of a property can incur financial penalties if waste is left at the property.

As agents we cannot be expected to put waste bins out on collection day nor retrieve them for you after all would you have been happy to take occupancy only to find you can't dispose of your newly opened boxes because the bins are full or worse still left over waste has caused a rodent problem.

Queries...

If in doubt, ask one of our staff the question. We can offer general advice or clarify a situation.



6

Cost

Damage Costs can soon mount up, once you consider the time spent by a contractor;

- Assessing the problem
- Quoting for the remedy
- Numerous property visits
- Tracking down and collecting materials
- The impact of VAT

It will almost always be more cost effective for you to dedicate your own time into sourcing items and applying yourself in some way to rectify an issue to a satisfactory standard yourself. If you know you have broken your desk chair, get on-line, search the sales, you could buy savvy and save yourself unnecessary costs.

7

Mattress

This is probably the single most expensive cost that could be incurred. We do not allow stained mattresses to be re-used. As such if you have damaged or soiled a mattress it is highly likely that you will be charged (not the full cost, but a proportionate cost dependent upon its age).

Hopefully you have used your mattress protector we supplied at the commencement of the tenancy and this should have helped, but if there are any issues, ask yourself if you can rectify it.

8

Appliances

These are incredibly important and should be cleaned to an impeccable standard. Ensure you defrost the freezer. Do not leave the appliances switched on, turn them off and partially wedge fridge freezer doors open so that they do not smell or create mould.

9

Decoration

Examine the walls, have you damaged them beyond what would be considered fair wear and tear? Quite often we find evidence of “photograph shrines”, entire walls obliterated with blu-tac!

On the condition that the work is completed to a satisfactory standard and no further damage to the remainder of the property, it may be worth while considering the implications of painting with professional assistance or otherwise to return the property to an acceptable condition.

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Carpets

Have you marked them, consider whether it would be advisable to hire carpet cleaning equipment. They can be hired for as little as £20.00 per day.

Lighthouse Property Services

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39a Carholme Road
Lincoln LN1 1RN

Telephone: 01522 780 020
Fax: 01522 780 030

enquiries@lighthouse-properties.co.uk
www.lighthouse-properties.co.uk

Opening Hours

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Monday to Friday: 09.00–17.00
Excluding Wednesday: 10.00–17.00
Saturday: 09.30–13.30
Sundays: Closed
Bank Holidays: Closed

**Lighthouse Property Services is a
Licensed Member firm of the Association
of Residential Letting Agents.**

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Lighthouse operate under the approved
code of practice for landlords as members
of the Lincoln City Student Landlord
Accreditation Scheme.

We are also a member of the Property
Ombudsman for Lettings.