

# GET YOUR DEPOSIT BACK

## Keeping your property clean

If you live in rented accommodation with friends then make sure you read this handy guide – it should help you get your deposit back when you move out and avoid any problems with your landlord or letting agent:



### 1 Read your check-in inventory report carefully

Make a note of anything you find that is not clean within your first week of moving in. Send your landlord or agent an email of all the problems you find so they know about them.

**Why?** Cleaning and damage are a common cause of problems and can mean deductions to your deposit. The inventory/check-in report is evidence of how clean your property is when you move in, so if you don't agree with something in it (like a dirty oven that says it's clean) then make sure you email your landlord/agent.

### 2 Set up a cleaning rota

Create a cleaning rota for shared living areas like the kitchen, bathroom and lounge. Try to give your room a clean too once in a while. Have a shared pot for cleaning materials like bin bags, bleach and detergent.

**Why?** Cleaning nearly always causes problems, so try to do a little often instead of leaving it for when you move out. If your property isn't clean when you move out, you could lose some of your deposit.



### 3 Look out for damp

Make sure you wipe down any condensation from bathrooms and kitchens. Keep an eye on it in other rooms, and think about why it keeps appearing.

**Why?** Condensation is often caused by poor ventilation, or drying clothes on radiators. If left, it can cause damage to the property, which you can be held responsible for.

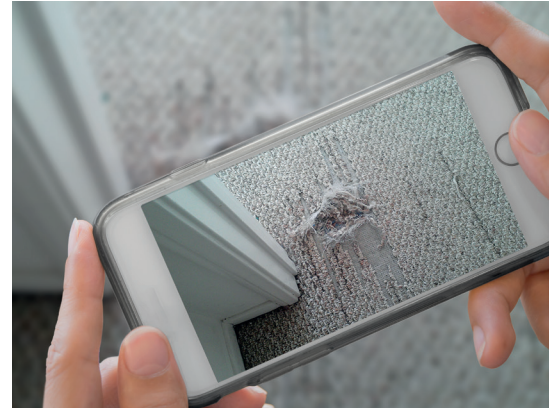
**TOP TIP** Report any damp or condensation you find to the landlord or agent as quickly as possible, and make sure you follow their instructions to minimise any further damage.

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## Cleaning before you move out

When you move out, have a read of the check-in report and inventory from when you moved in. Make sure you leave everything clean, to the same standard. Try to attend the check-out inspection. If you can't, you can take your own photographs of any problems, and make sure they are digitally dated.

**Why?** If you have correctly checked the inventory at the start of the tenancy, you will be able to compare the report with the check-out report.



### TOP TIP

Clearly explain your reasons if you disagree with any proposed deduction for cleaning from your landlord or agent. Try to compromise to resolve the matter as early as possible.

## TENANCY DEPOSIT PROTECTION

Did you know that by law your tenancy deposit money must be protected? There are three authorised schemes which your landlord can use. Be sure to check that your landlord is protecting your deposit and has let you have proof of protection, for example, mydeposits provides a Deposit Protection Certificate which should be passed on to you.

## Contacting mydeposits



[www.mydeposits.co.uk](http://www.mydeposits.co.uk)



0333 321 9401



[info@mydeposits.co.uk](mailto:info@mydeposits.co.uk)

