

MONEY MATTERS

TOP TIPS FOR GETTING YOUR RENTAL BOND BACK



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For tenants, getting your rental bond back in full can be critical to your chances in renting the next property.

Often, future real estate agents will want to know if the bond was refunded to the tenant in full for their previous tenancy as part of the application process. Being able to say yes gives them peace of mind that you're a neat and tidy tenant. First things first; find your copy of the incoming property condition report. This report should detail any significant issues with the property prior to the move in date. You should first check this so you don't go paying for cracked tiles to be fixed or spend a whole weekend removing mould from bathroom ceilings, as these issues may have already been present when you moved in. When tackling the kitchen,

start from the top and move downward. Look up and check the ceiling fan. If it is dirty, find a ladder, take the cover off and clean it. Make sure the insides of cupboards, ovens and microwaves are all cleaned thoroughly. The oven is particularly important because we don't often see the inside of the oven and it can gradually get very dirty. In addition to the kitchen, the bathroom is also a very important room. Don't hesitate to use plenty of bleach and you may also need a toothbrush to get into those tight corners and crevices in the shower.

If the property has carpets, make sure they're clean. Dirty carpets are very obvious and part of the bond may be withheld from the tenant to cover the costs of professional carpet cleaning.

Ensure all windows and mirrors are clean. Dirty windows stand out like a sore thumb. If needed, give the walls a good clean, especially where you see marks. This can be a bit of a bother and quite time consuming but it can make a big difference.

Ensure the lawn is mowed and garden is tidied. You don't have to do a full garden makeover but just refer to the incoming property condition report.

Clear any rubbish from the property or make arrangements to have it removed. For example, if the council is picking up a bed or mattress, let the real estate agent know it has been organised or they may withhold the bond until the rubbish has been removed from the property.

Withholding the bond may also apply until all keys to the property have been returned to the agent or landlord.

It may take some time, effort and elbow grease but ensuring the property is in the same condition as it was at the start of the tenancy is a good way to get that money back in your pocket.

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