

TENANT VACATING GUIDE



BOB BERRY
REAL ESTATE



Moving home is often considered one of life's most stressful events as it can be both an exciting and overwhelming experience. Whether you're upgrading to a new home or relocating for work, the process involves more than just packing boxes. Ensuring you leave your rental in pristine condition is crucial to securing a full bond refund and maintaining a positive rental history.

This guide provides practical tips to help you navigate the vacate process smoothly, from deep-cleaning strategies to effective communication with our office. By following these steps, you can make your transition as stress-free and efficient as possible.

SO YOU'RE VACATING!



RECOMMENDED TRADES

A full vacate clean is a big job and many tenants underestimate the time required to complete successfully. Should you wish to engage professionals, below are our recommendations: (we recommend booking as soon as possible)

Cleaning:

ASB Cleaning (Salenia) - 0475 032 387

Julie Leighton Cleaning - 0407 250 867

Jims Cleaning West (Jodie) - 0414 761 674



Carpet Cleaning:

Gower Carpet Cleaning (Mitch) - 0417 842 369

McKay's Carpet Cleaning - 0411 383 556

Jim's Cleaning West (Jodie) - 0414 761 674

Kevin Hewitt - 0418 212 297

Gardening:

Lawn-Pro (Ben) - 0413 386 568

Costa's Lawn and Garden Services - 0429 129 920

Jim's mowing (Chris) - 0447 373 343



Pest Control:

Dentec Pest Management - 6887 2825

Don Watts Pest Control - 6882 6427

Greens Pest Control - 6882 3786

Termi Trust - 1300 610 216

THINGS TO REMEMBER

Utilities

Notify your utility providers that you are vacating the property and when you'd like your final day of service to be. This is also a good time to arrange services for your new property. (note: gas bottles provided with the property are to remain at the property)

Rent payments

Ensure that your rent and water invoices are paid up to date. Also, cancel any direct debit rental payments that you have arranged with your bank.

Keys

Ensure that you have gathered all keys provided to you at the start of your tenancy prior to returning them to our office. All extra keys that you had cut also must be returned to our office. Contact our office if you would like a copy of your key sheet.

Redirecting Mail

Contact [Australia Post](#) to arrange the redirection of you mail to your new property. You can also start to update you property address with you various providers i.e banks, Service NSW & insurances etc

Pets

Reminder that if you have had pets at any time during your tenancy, a pest spray and professional carpet clean are a must! Refer to our recommended trades on previous page. The yard should also be clear of all animal faeces and any holes filled/repaired.

Damages

Please rectify any damages that may have accidental occurred throughout your tenancy. If you need help arranging trades, please advise our office.





MOVING TIPS

Packing essentials

- Boxes: Use various sizes to organize items efficiently.
- Tape: Ensure strong adhesive tape to seal boxes and secure items.
- Utility knife/scissors: Useful for cleanly cutting tape and other materials.
- Permanent marker: Label boxes clearly to keep track of contents.
- Plastic bags: Handy for small items like silverware and non-perishable food.
- Blankets: Provide extra padding for mirrors and fragile items.
- Bubble wrap/newspaper: Protect kitchen items like mugs and dishes.
- Handcart: Essential for moving heavy items safely

Unwanted items?

Are you down sizing or upgrading furniture or have items you no longer need that are in good condition but don't want the hassle of selling online? The following are always looking for donations and can even collect:

- Orana Support Services - 1800 353 199
- Salvation army - (02) 6841 5411

Packing tips

Here are moving organization and planning tips:

- Start with non-essentials: Pack items you don't use often first.
- Group similar items: Pack similar items together by room or use.
- Keep essentials separate: Pack essentials like first aid and flashlights in an easily accessible box.
- Label boxes clearly: Include contents and room on each box for easier unpacking.
- Color code by room: Use a color system for each room to stay organized.
- Give yourself extra time: Allow more time than expected and create a packing schedule.
- Load large items first: Start with furniture and appliances, leaving space for smaller items near the truck door for easier unloading.

Professional/ Truck hire

- Little Green Truck - 0456 202 830
- Nick Ryan Removals - 0448 878 320
- A One Stress Relievers - 0428 820 464

TIPS FOR A VACATE CLEAN

Here are a few helpful cleaning tips if you are attempting a vacate clean without professional help:

Walls, Skirtings, Window & Door frames

- Brush down with a soft bristle broom to remove surface dust and cobwebs (if you have the appropriate attachment, you can also vacuum the walls and skirtings)
- Spot clean stains and dirt marks (often missed areas are around light switches, power points and waist height on doors and door frames)
- Use a sugar soap solution to wash walls with a sponge. It is best to go from top to bottom .
- Tougher marks can be removed gently with magic erasers or baking soda with a damp sponge. (note: excessive scrubbing with these can cause paint removal)

Windows

- Clean all windows and doors inside and out.
- Be sure to clean in the window tracks and blinds.
- Clean with washing detergent and dry before finishing off with glass cleaner.
- Use newspaper to wipe off glass cleaner as this will minimise streaks, leaving your windows and mirrors sparkling.
- Use a wet cloth to wipe blinds to avoid spreading dust before washing the window.
- If cleaning outside windows it is recommended to wash them with soapy water first.
- Blinds should be wiped with a wet cloth to remove dust before you clean the windows.

Bedrooms/ Living areas/ Hallways

- Ensure all items are removed from wardrobes and cupboards
- Give the carpets a good vacuum, we recommend following this up with a professional carpet clean even if you didn't have pets.
- Mop all appropriate areas
- Cleans walls, skirting, windows, doors and framings.



Kitchen

- Oven/grill/ stove tops: use an appropriate cleaner as per its instruction. For freestanding units, don't forget to wipe down the sides
- Clean filters in rangehood and exhaust fans: soak in boiling water, baking soda and dish soap for 10 minutes then scrub with a brush or scourer, rinse with hot water and allow to dry
- Dishwasher: clean inside thoroughly and remove debris from bottom drainer
- Clean over all surfaces to ensure they are grease and crumb free. Remember the inside of draws and cupboards, around the handles and splashbacks.

Bathroom

- Shower recess to be scrubbed with cleaner – don't forget the track under the sliding shower screen.
- Shower screen and tiles to be free of all soap residue and mildew.
- If there is a shower curtain, curtain should be washed and re-hung.
- Clean basin and vanity cupboards/drawers inside and out and make sure mirror is clear of streaks.

Laundry

- Clean inside and out of laundry tubs
- Remember to clean and wipe out under the tub.
- Take care when undoing washing machine taps, ensure they are fully turned off to prevent water leaks.

Exterior

- Mow and edge lawns, 24/48 hours prior to returning keys to our office
- Ensure that gardens are weed and rubbish free
- Remove any cobwebs from around the eaves, gutters, window and door frames
- Hose down paths/ outdoor areas to removed excessive dirt
- Sweep out garages/carports and ensure that driveways and all concrete areas are free from oil and grease stains
- Sweep out garden sheds.

When in doubt refer to your ingoing condition report.



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