BLACK & WHITE
ESTATE AGENTS

WANT TO ENSURE A FAST & SMOOTH BOND REFUND?

Click on the QR code to find out more

One of the great frustrations for many is the timely and complete refund of a security bond on the exit of a tenancy agreement. We hope this guide provides some insight into being well prepared to ensure the refund of your bond without any deductions. If you need further advice as to what you can do to fast-track your bond refund, contact us today.

THE 3 MOST COMMON REASONS FOR BOND DEDUCTIONS AND LOSS

DAMAGE TO PROPERTY

Do a thorough audit of the inside and outside of the property to make sure that any damage to the property during the term of your tenancy agreement is rectified prior to your departure. Handing the property back in the state you received it, save for fair wear and tear, is a tenant's responsibility.

GARDENS

Often gardens get overlooked, and like damage, exiting the property in the same condition as you entered applies to the gardens as well. Attending to lawns, weeding and garden beds as well as the removal of garden waste should be part of your vacating plan.

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CLEANING

Tenants are responsible for leaving the premises in the same condition it was in at the start of the tenancy, less fair wear and tear. Check your entry condition report (including photos/video) to see what the condition of the property was when you moved in. Contact your property manager if you do not have a copy.
The tenant is not responsible for pre-existing damage/ poor condition. The property manager/owner needs to allow for fair wear and tear; however, this does not include dirt/grime/grease or damage caused by the tenant during the tenancy.

The tenant may choose to engage a professional company to do the cleaning, or do it themselves. If engaging someone to do the cleaning or repairs, ensure they are reputable. Check the work when it is done to make sure you are satisfied.

When cleaning, we recommend you go room by room, so you don't miss anything.

Don't forget items such as:

- ✓ windows and window tracks
- ✓ skirting boards
- ✓ light fittings, ceiling fans, air conditioning vents/filters
- ✓ inside all cupboards – wardrobes, linen, kitchen and bathrooms
- ✓ oven
- ✓ outside – clean balconies, tidy and weed gardens, mow and edge lawns
- ✓ remove rubbish from property
- ✓ repair any damage caused during your tenancy
- ✓ if renting fully furnished, make sure all items are in place and checked off from your furniture inventory.