

Re-Let Standards Outgoing Tenants









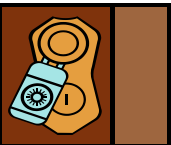




This document sets out the minimum standard that we expect when you return your keys at the end of your tenancy.

Objective of our Re-Let standard:

Reduce the time a property is empty and increase customer satisfaction at re-let, whilst maintaining standards.

- ❖ On moving out of your property it should be left **clean**, free from any **damage** caused by you or others (not wear and tear) and the walls and surfaces will be ready to decorate if decoration is required.
- ❖ We will aim to agree with you and work with you to make sure that any work required in the property is completed before the end of your tenancy and agree the cost of OHAL undertaking any work which may be your responsibility.

Works	Minimum Standard
Non-standard fittings (Internal and External)	All non-standard fixtures and fittings should be removed by you unless otherwise agreed.
General Cleanliness (ALL ROOMS) 	<ul style="list-style-type: none"> • The property, including attic, will be empty of all your belongings and floor coverings will have been removed (unless agreed otherwise). • Property free from noticeable smell, dust, grease and mould. • Surfaces and fitted units (including windows and kitchen) are free from dirty marks and crumbs and not sticky to touch. • All tops, surfaces and walls, doors and frames, skirting boards and facings, windows and window frames/sills internally, light switches and sockets are wiped down and all bare floors to be swept.
<ul style="list-style-type: none"> • Bathroom Suite 	<ul style="list-style-type: none"> • Bathroom suite free from chips/cracks. • Bath, sink and WC cleaned and free from any stains or deposits • All bathrooms /toilets fully operational.
<ul style="list-style-type: none"> • Kitchen Units 	<ul style="list-style-type: none"> • Worktops free from scratches, burns or dents which break the surface. • Worktop surfaces and units free from dirty marks, crumbs and are not sticky to touch.

Works	Minimum Standard
<ul style="list-style-type: none"> Floors 	<ul style="list-style-type: none"> Bare floor surfaces swept and even to allow floor coverings to be laid. Floor coverings in a good condition may be left for the incoming tenant. (A disclaimer will require to be signed to indicate the ongoing responsibility and maintenance lies with the new tenant.)
<ul style="list-style-type: none"> Walls, ceilings, skirting and facings 	<ul style="list-style-type: none"> All significant overspills of paint removed. Skirtings and facings will be in good repair and decoration with any replacements matched as closely as possible to existing decor.
<ul style="list-style-type: none"> Decoration 	<ul style="list-style-type: none"> Decoration will be sound, any visible holes in walls (excluding from picture hooks) will be filled, smooth and ready to decorate. Any wallpaper must be removed and walls left smooth, removing all paste and filling any holes. A minimum of 1 x coat of magnolia paint is to be applied to the affected wall(s) (unless agreement reached with new tenant)
<ul style="list-style-type: none"> Doors 	<ul style="list-style-type: none"> All internal doors and handles intact (ie free from scratches/dents and holes) and operating properly.
<ul style="list-style-type: none"> Windows 	<ul style="list-style-type: none"> All windows to be clean. Where additional child safety locks have been fitted keys will be available.
<ul style="list-style-type: none"> Electrics 	<ul style="list-style-type: none"> Any non-standard electrical fittings will be replaced with standard fittings.
<ul style="list-style-type: none"> Heating 	<ul style="list-style-type: none"> All heating systems intact. All heaters in place and any heater covers free of damage.
<ul style="list-style-type: none"> External Areas 	<ul style="list-style-type: none"> Gardens attached to the property clear of rubbish and any green cones removed from gardens. Any graffiti within the grounds of the property removed. Any sheds or satellite dishes removed unless otherwise agreed. Garden ground to be put back to grass (shrubs and trees removed) and re-seeded where sheds/plots/trees etc have been removed.