



Moving Out of Your Rental Home

A Perry Bishop Guide for Tenants

Moving home can feel busy and a little overwhelming, so we've put together this guide to help you prepare for the end of your tenancy and make the process as smooth as possible.

Our aim is to be clear, fair and supportive, and to help you avoid any unnecessary delays or deductions when it comes to your deposit.

Your Tenancy End Date

We can confirm that your tenancy will end on the agreed date. On or shortly after this date, a detailed check-out inspection will be carried out.

This inspection compares the condition of the property against the Inventory and Record of Condition completed at the start of your tenancy. This is why it's important that the property is left in the same condition as when you moved in, allowing for fair wear and tear.

Preparing the Property

Leaving the property clean and well cared for will help ensure a smooth check-out and quicker return of your deposit.

Cleaning

Please ensure the property is thoroughly cleaned throughout, including:

- Carpets and flooring
- Curtains and blinds (where applicable)
- Windows (inside and out, where safe to do so)
- Kitchen units, cupboards and drawers
- Cooker, hob, oven and extractor
- All kitchen appliances
- Bathrooms, including sanitary ware
- Sinks, taps and worktops

If the property was professionally cleaned at the start of the tenancy, we recommend arranging professional cleaning again at the end.

Repairs & Condition

Please also make sure that:

- Holes from picture hooks or nails are filled and made good
- Marks caused by Blu Tack, adhesive hooks or tape are removed
- Any damage to walls, carpets or fixtures is repaired
- Any damage caused by pets is made good
- Broken items or appliances are repaired or replaced

If damage is more significant, it may be worth checking whether your contents insurance covers this.

If the property has a septic tank, please arrange for it to be emptied (if required) and provide a receipt or certificate.

Furniture & Contents

- All items should be left in the same rooms they were in at the start of the tenancy
- This is particularly important in furnished properties
- Additional charges may apply if items are moved or missing and extra time is needed to locate them

Utilities, Services & Notifications

Before you move out, please remember to notify the following:

- Local Council (for Council Tax)
- Water supplier
- Gas and electricity suppliers
- Telephone and broadband providers
- Bank or building society (to cancel your rent standing order)
- Insurance company (to cancel contents insurance)
- TV Licensing (your licence only covers the registered address)
- The Post Office (we recommend mail redirection for at least 6 months)

Please also let us know who your energy suppliers are, as these can change during a tenancy and aren't always clear from the meters.

Keys & Final Day

- All keys must be returned to Perry Bishop by 4pm on the final day of your tenancy
- If keys are not returned, rent may continue to be charged until they are received

Please also provide us with:

- A forwarding address
- A contact telephone number

This allows us to process your deposit and contact you if we have any queries.

Top Tips for a Smooth Deposit Return

A little preparation can make a big difference. These tips are based on the most common check-out issues we see.

- Clean the property to the same standard as at the start of the tenancy
- Pay particular attention to ovens, hobs and extractors
- Wipe down windows and sills and remove any condensation marks
- Fill small nail or picture hook holes and gently remove wall marks
- Vacuum carpets thoroughly and treat any stains
- Remove all personal belongings, including from lofts, sheds and cupboards
- Leave furniture and contents in their original rooms
- Tidy gardens, patios and outside spaces if included in your tenancy
- Take final gas, electricity and water meter readings on your last day
- Return all keys on time to avoid delays

If you are unsure about anything, please ask – we are always happy to help.

Fair Wear and Tear – What It Means

When you move out, the property is assessed against the original Inventory and Record of Condition. This assessment takes fair wear and tear into account.

Fair wear and tear refers to the expected, gradual deterioration of a property that happens through normal, everyday use over time. It is not something tenants are charged for.

Examples of Fair Wear and Tear

These are typical examples of fair wear and tear:

- Light scuffs or marks on walls from normal use
- Fading of paint or carpets due to sunlight
- Flattening of carpets in walkways
- Minor wear to fixtures, fittings and appliances
- Slight loosening of handles or hinges over time

These are considered normal and do not usually result in deposit deductions.

What Is Not Fair Wear and Tear

The following are not considered fair wear and tear and may result in deductions if not resolved before check-out:

- Heavy staining to carpets or flooring
- Large or numerous holes in walls
- Damage caused by Blu Tack, adhesive hooks or tape
- Burn marks or tears to carpets or furnishings
- Broken fixtures, fittings or appliances
- Damage caused by pets
- Excessive dirt, grease or limescale buildup

What We Take Into Account

When assessing fair wear and tear, we consider:

- The length of your tenancy
- The number of occupants
- Whether the property was furnished or unfurnished
- The original condition at the start of the tenancy

This ensures the process is fair and proportionate.

Our Approach

Our aim is always to be fair, reasonable and transparent. We do not expect a property to be returned in “as new” condition, but we do expect it to be clean, well cared for and free from damage beyond normal everyday use.

If you're unsure whether something might be considered fair wear and tear, please contact us before you move out – we're happy to advise.

Deposit Return

Your deposit is held as security against the terms of your tenancy agreement.

Once the check-out inspection has taken place and any outstanding matters are agreed:

- Your deposit will be returned as soon as reasonably possible
- Any agreed deductions will be clearly explained

If your property is not fully managed by Perry Bishop, we act as stakeholder only and require the landlord's consent before releasing the deposit. In the unlikely event of a dispute on a letting-only property, this would need to be discussed directly with the landlord.

We're Here to Help

If you're unsure about anything, need clarification, or would like advice while preparing to move out, please don't hesitate to contact us. We're always happy to guide you through the process.

Thank you for being a valued client, and we wish you every happiness in your next home.