



Bond Refund Guide

All carpets must be professionally cleaned by a licensed carpet cleaner after vacating the premises. The property is to be treated for fleas inside & out (if pet/s were kept at the premises). The following is a list of our preferred tradespeople. Please supply receipts to our office when handing keys back.

Cleaners & Carpet Cleaners

K & S Cleaning - 0438 187 251

Austclean - 0422 447 118

Spainys Carpet & Pest Services - 0488 051 773

Finesto - 07 4634 5222 or 0419 758 419



Removalist

Taylor's Toowoomba -
07 4632 2655



Pest Control & Gardeners

Spainys Carpet & Pest Services - 0488 051 773

Amalgamated Pest Control - 07 4631 7800

Keiran Mortimer Pest Control - 0447 428 899

Paul Edwards Pest Control - 0407 377 500

Tones Mowing - 0409 274 514

Checklist for vacating

ALL ROOMS

- All walls and ceilings to be clean and free of marks, we recommend washing with sugar soap. If paint has been damaged and requires repainting, this will be at your expense
- Skirting boards to be cleaned
- Cobwebs to be removed
- All blinds to be clean and in working order
- Curtains to be cleaned, follow cleaning instructions on labels, please do not tie curtains up, this causes creases and can damage the backing
- Rubber back curtains have to be professionally dry-cleaned, do not machine wash
- The ceilings are to be clean and free of mildew and fly spots
- All light fittings to be clean and light globes in working order
- Exhaust fans, ceiling fans and air vents to be cleaned
- Windows, window tracks, window sills and fly screens to be clean
- Uncarpeted floors to be clean, washed and free of marks and scuffs
- All cupboards to be cleaned inside and out
- All carpets to be vacuumed prior to being professional cleaning



KITCHEN

- Stove, oven, griller and drip trays to be cleaned and free of grease.
- Range hood including filters to be cleaned and free of grease.
- Sink and disposal unit to be cleaned.
- Dishwasher to be emptied and left clean including filters and recess.
- Fridge (if applicable) to be clean, dry, turned off and door left open.
- Behind fridge to be cleaned.

BATHROOM

- All benches and tiling clean and free of mould and soap scum
- Bath to be clean and dry
- Shower recess/screen to be clean, grouting to be free of mould/soap scum
- Shower curtain to be replaced
- Toilet to be cleaned
- All mildew to be cleaned off walls and ceilings

LAUNDRY

- Washtubs to be left clean and cupboard underneath emptied

GENERAL

- Driveways and carports to be clean and free of oil and grease
- All personal items and rubbish to be removed from the property
- Fireplaces to be clean of ash and swept
- Wheelie bins to be washed and disinfected
- Property to be treated for fleas inside & out (if pet kept at premises).
- Filters in Air Conditioning units to be cleaned
- Swimming Pool and equipment to be clean and in working order

OUTSIDE

- Lawn to be mowed and edges trimmed
- Any damage to lawns or gardens caused by pets to be repaired
- Gardens and pebbled area to be tidy and free of weeds
- No rubbish to be left in yard, garages, garden shed or under house
- The exterior of the house is to be clean and cobweb free
- All concrete areas to be clean and oil free

FURNITURE IF APPLICABLE

- All furniture/upholstery to be left in a clean condition
- All items in inventory to be accounted for and in

We want you to receive your bond back and we have put together this step-by-step guide to assist you in the cleaning of your rental property. These are the items & areas we will be checking. If this guide is strictly adhered to it will greatly assist in the prompt refund of your bond.

If additional work is required (eg cleaning, gardening etc) where time permits you may be given 24 hours to rectify this or we will engage tradespeople to complete. Repairs must be carried out by a qualified tradesperson.

Please ensure your property manager has your current contact number or email address so we can assist you better to rectify any problems.