

Check for damage before paying deposit and inform landlord of anything you find.

Ask what the deposit is for and for what reasons it may be kept.

Get a receipt for the payment of deposit.

Getting your deposit back.

If there is damage during your lease inform your landlord immediately and offer to repair/replace, for example; damage to paintwork, you could ask if they wanted you to repaint.

Take photos of all rooms; this will help to prove any damage was there before you moved in.

Keep the property clean and then thoroughly clean before leaving. Get the landlord to inspect the property while you are present and inform you of any problems.

Write out an inventory of all damage, markings on the walls, stains etc. Also to prove what furniture and furnishings were there prior to you moving in. Get landlord to read and sign this.