

Guide To Navigate Rental House Maintenance and Repairs



Abstract

The "Guide to Navigate Rental House Maintenance and Repairs" offers comprehensive advice and tips for renters on how to effectively manage and address maintenance and repair issues in their rental properties. It covers various aspects, including understanding rental agreements, identifying common maintenance issues, and knowing when and how to request repairs from landlords or property managers.

The guide also provides insights into handling minor repairs independently and offers guidance on when to seek professional help. With practical suggestions and clear explanations, this guide aims to empower renters to maintain their rental homes efficiently while fostering positive relationships with landlords.

If you're searching for expert advice on rental house maintenance and repairs, you've come to the right place. Our guide is designed to help you navigate the complexities of keeping your rental property in top condition without breaking the bank.

Let's Start!

1. Understanding Your Rental Agreement: Key Clauses Related to Maintenance

Many people leave their hometowns and move to different cities to study, for work, for business or for a better lifestyle. The first thing they need in the new city is a place to stay. Given that it's not easy to buy a home to live in as soon as you move to a new city, especially in metros, most people tend to take a flat on rent. But before you take a property on rent, it is prudent to know the terms and conditions and execute a rent agreement.

A rent agreement ensures you have legal recourse later in case there is a problem between you and your landlord, which is why it's important to be careful about the clauses included in the agreement. Here are a few must-have clauses for the rent agreement.

Amount of rent, security deposit, other payments

The agreement should clearly mention the amount of rent that you have to pay each month and the due date by which it has to be paid.

In most cases, landlords ask for a security deposit which is usually equal to one or two months' rent amount. Mention the security amount in the agreement and when it will get refunded. Also, ensure that the agreement clearly states what else you'll have to pay for like electricity, water, PNG, maintenance, and so on. Also, it should be clearly mentioned if there is a separate

meter for utility connections based on which you have to pay bills or you got to pay a fixed amount every month.

Duration of agreement and renewal criteria



Typically, rent agreements are executed for a tenure of 11 months. However, you can enter into an agreement for a longer period as well. Make sure the tenure is clearly mentioned.

Also, clarify about the lock-in period, during which neither the tenant nor the landlord can terminate the agreement, and ensure it's mentioned in the agreement as well. "The agreement should clearly mention the consequences of terminating it by either party before the end of the lock-in period," said Rajat Malhotra, partner, Laware Associates, a Delhi-based law firm. Typically, when the tenant has to vacate the house before the end of the lock-in period, the security deposit gets forfeited by the landlord. Similarly, if the landlord wants the house vacated before the end of the lock-in period, she has to compensate the tenant by paying an amount equal to the security deposit, in addition to the actual security deposit refund.

Note that the lock-in period is not the same as the notice period, which typically lasts one or two months. If the notice period is two months, you will have to give a two-month notice to your landlord in case you plan to vacate the house. However, the notice period is typically not valid during the lock-in period for either party.

When and how the agreement can be renewed, by how much will the rent go up at the time of renewal, whether or not there are provisions for re-negotiation of rent and so on should be mentioned. Also, in cities like Mumbai, in the initial agreement, real estate agents put in clauses related to payment of brokerage at the time of renewal. Discuss this clause, and get to know in advance what the amount of brokerage for renewal will be and who will pay it.

List of fittings, fixtures

The agreement should also have the description of the house you are taking on rent such as the floor or apartment number, area of the house, number of rooms, bathrooms, living area, kitchen and so on. If it is a furnished house, make sure there is a list of all the fixtures and fittings like beds, sofas, tables, chairs, wardrobes, number of fans, air conditioners, lights and so on.

Registration of agreement

"Ideally, one should register the rent agreement," said Malhotra. In case of disputes, unregistered rent agreements are not considered as primary evidence by the court and you may have to provide other supporting documents to prove your stand, he added.

To register a rent agreement you would have to pay charges such as stamp duty and registration fee. The charges are typically shared by the tenants and the landlords but mention that in the agreement. Also, there should be clarity on who will pay charges like legal fee, if any, or brokerage to agents.

Restrictions

Many landlords do not allow tenants to keep pets. If you have a pet, discuss the issue before finalising a house on rent. A few also have issues with non-vegetarian tenants. Other issues to clarify include whether you can use the terrace, parking space, garden or any other amenities in the society.

Landlords typically keeps the original copy of the rent agreement, but you should always keep a copy of the same.

2. DIY Maintenance Tips for Renters: Basic Repairs You Can Handle

If you're new to property investments, one idea you may be toying with, especially if you're a local, is taking care of maintenance issues yourself. Is this a good idea? Oftentimes investment property owners can find themselves in over their heads if they try to take on too much maintenance-wise.

So, unless you're the ultimate handyman who just so happens to also be a licensed electrician, plumber, and general contractor with tons of time on your hands, it is probably best to leave repairs to the professionals. When making this decision, here are a few things to consider.

Are you Knowledgeable When it Comes to General Home Maintenance?

Though many shows on HGTV will make it look like you can quickly learn how to renovate an entire house yourself, that typically isn't the case. Various repair needs can quickly arise in any home and this is of course true for your rental investment properties. And, while some repairs may look simple on the surface, if you don't know what you're doing, you can end up causing more damage than initially existed.

While things like clearing a drain in a bathtub are relatively easy, do you know how to properly fix a leaky faucet? Or do you know how to tell when it needs to be replaced? What about properly repairing holes in drywall? If things like these aren't done correctly the first time, chances are the issue will happen again or continue to get worse and you'll have to call in a professional anyway.

Are the Repairs Expensive?

As we said, some repairs may that seem simple on the surface really aren't. And, if you don't know what you're doing or don't have the proper tools to complete the job, the cost of the repair will keep rising, especially if you inadvertently create more damage.

Just as with most things in life, it's better to do it right the first time. So, unless you're a handyman extraordinaire, it is probably best to have a professional come evaluate the issue and discuss what will be needed to remedy it.

Does the Issue Require a Licensed Professional to Repair?



Though you may have some basic handyman skills, there are certain issues that should most always be left to professionals. Things that fall into this category are often things that require a license - think plumbers, HVAC techs, or electricians. Afterall, do you really want to get into the walls and start messing around with wires? Probably not.

If you take on a job that should be done by a skilled professional, you run all sorts of risks beyond creating a larger maintenance issue and spending more money. Unskilled electrical repairs, for example, can create fire hazards. Even things like pest control should be handled by professionals who have sprays that have been tested to be pet-friendly and non-harmful to humans. Another big one that fits into this category is mold. If mold is suspected to be at your investment property, call a professional to evaluate the area. If mold is indeed found, a professional will know how to properly mitigate the issue and keep it from recurring. Yes, it may cost a bit more to hire these professionals, but it will be worth it in the end by saving you from unnecessary stress and wasted time.

Another thing worth noting is that major repairs sometimes require permits. Licensed professionals will be aware of this, know what types of permits are required, and how to obtain them.

Do you have Time to Respond to Repair Needs?

Rental properties, just as with any home, may need maintenance attention at any time or on any day of the week. Are you willing and able to be available 24/7? If you have family responsibilities, a full-time job, travel often, or don't live in the area, you're probably not equipped to promptly address your tenant's repair needs.

Even if you do have the time and are local, do you want to be responding to a broken HVAC call at 2:00 am? Probably not, especially if it is going to require you looking up how-to videos on YouTube while sitting outside in southeastern NC's hot July weather.

So, you've decided you don't want to handle maintenance issues yourself at your rental investment property. What do you do next? The best thing you can do is partner with a professional property management company. Not only do they have relationships with trusted vendors, but they also take care of coordinating all maintenance needs from scheduling visits to handling invoices.

Further, using a property management company's trusted vendors will allow maintenance and turnover work to be completed more quickly – typically in around 15 days versus 30+ days if owners complete these things themselves. This, in turn, reduces your vacancy time and puts more money in your pocket. Sounds great right? The best part is that you essentially have to do nothing other than be made aware there is a maintenance issue at your property and approve some larger repairs should they be needed.

3. Knowing When to Call Your Landlord: Identifying Issues That Require Professional Help

What Is a Landlord?



The term landlord refers to a property owner who rents or leases that property to another party in exchange for rent payments. Landlords can be individuals, businesses, or other entities.

Landlords typically provide the necessary maintenance or repairs during the rental period, while the tenant or leaseholder is responsible for the cleanliness and general upkeep of the property. Specific duties and obligations of each party are normally outlined in a lease agreement.

What Landlords Do

As noted above, a landlord is anyone who owns property and rents it out to someone else. This party is called the tenant or leaseholder. Landlords invest in real estate as a source of financial profit. By owning property and leasing it out, a landlord can earn a steady stream of income along with the potential for appreciation of their properties.

Landlords may be individuals, businesses, or other entities, such as government agencies. Similarly, the types of properties they own can also vary. That means that the types of properties they own aren't limited to just homes. In addition to single-family residences, their real estate portfolios may include:

- Multi-family residential dwellings, such as multi-family homes, apartment buildings, and condominiums
- Land and empty lots
- Vacation properties, such as cottages and villas
- Commercial properties, such as standalone business properties, shopping malls, office buildings, or mixed-use buildings

Landlords typically use leases when they rent out their assets. A lease is a legally binding contract that outlines the terms under which one party agrees to rent property from another. It guarantees the lessee or tenant the use of an asset and guarantees that the lessor (the property owner or landlord) is entitled to regular payments for a specified period in exchange.

Landlord Rights and Responsibilities

Landlords have specific rights and responsibilities that vary from state to state, however, there are general laws, common to all states.

Property owners also have the right to collect rent, as well as any prearranged late fees. They also have the right to raise the rent as defined in the tenant-landlord lease agreement. When tenants do not pay rent, landlords have the right to evict them. The process of eviction also varies from state to state. Most states provide landlords with the ability to collect back rent as well as legal costs.

In 2019, Oregon became the first state to implement statewide rent control, placing a limit on rent increases and limiting a landlords' ability to remove tenants without cause.

Property owners must:

- Responsible for maintaining their rental properties in habitable condition
- Managing security deposits
- Ensuring that a property is clean and empty when a new tenant moves in

The landlord must also follow all local building codes, perform prompt repairs, and keep all vital services, including plumbing, electricity, and heat, in working order.

Security deposit management is also a critical obligation for any landlord. While landlords have the right to charge tenants a security deposit to cover both property damage, as well as unpaid rent, the deposit does not ever actually belong to the landlord. Rules and laws governing security deposit amounts and how they must be maintained. These rules vary from state to state. Landlords who breach these laws could face legal consequences.

Types of Landlords

Just as the types of properties a landlord can own can vary, so too do the types of landlords.

They may be individuals, corporations, or other entities, such as government agencies.

Individuals may own one or more properties and rent them out to supplement their incomes or as a way to diversify their investment portfolios. For instance, a middle-aged couple may decide to purchase a second home and rent it out as a way to increase their monthly income. Keeping the property rented out during retirement can help these individuals supplement any money they receive from Social Security benefits or other investments.

Other landlords, such as corporations, may actually be in the business of purchasing properties for the express purpose to rent them out. For example, a real estate corporation may purchase office buildings and rent them out to different businesses for monthly rent.

Municipal governments, especially those in large cities, often own housing corporations. These agencies own, rent out, manage, and maintain affordable or subsidized housing rentals to those in need. Rental payments are commonly determined based on a tenant's income for these dwellings.

Advantages and Disadvantages of Being a Landlord



Landlords have financial advantages and disadvantages when investing in a rental property. Among the benefits, a landlord may leverage borrowed funds to purchase a rental property, thereby needing a smaller portion of the total property cost, to gain the rental income from the structure. The rental property can secure this debt, freeing up other assets belonging to the landlord.

Advantages of Being a Landlord

- Use of leverage to purchase the property
- Tax-deductible costs
- Income stream
- Potential for appreciation

Disadvantages of Being a Landlord

- Various responsibilities of maintaining and managing the property
- Taxes on capital gains
- Tenant-related hassles
- Unforeseen costs
- Unique legal liabilities

Most costs associated with rental properties are tax-deductible. If there is no net profit after expenses, rental income is essentially un-taxed income. As the rental property mortgage is paid down, landlords increase their ownership percentage of their property and gain access to the appreciation of value.

However, when a landlord sells a property, they will pay taxes on any capital gains unless they roll over the money into another rental property. This process called a 1031 exchange, has specific requirements. The new property must be identified within 45 days of the sale, and the full transfer must take place within 180 days.

Limits on a Landlord's Rights

There are four main things landlords aren't allowed to do:

Discriminate: Thanks to the Fair Housing Act, the law strictly forbids landlords from denying a lease to someone based on: race, color, national origin, sexual orientation, familial status, disability, or gender

Enter without proper notice: Unless it's for an emergency situation such as a fire or leak, landlords must give proper notice before entering a property. Laws vary by state, but many statutes require at least 24-hour notice.

Evict tenants improperly: A landlord may evict a tenant for several reasons, but they must always go through the proper legal channels. Failure to follow proper protocol puts the landlord in a precarious legal position.

Raise rents without notice: Landlords must give ample notice before increasing a tenant's rent (typically that means a minimum of 30 days). And depending on the state, rent control laws might prevent landlords from raising rents above a certain limit; even when the lease is up for renewal.

How Much Can a Landlord Raise the Rent?

The amount a landlord can increase the rent depends on local laws. In areas without rent control, rent increases vary by state. For example, in California, the Tenant Protection Act of 2019 provides a rent cap increase for areas within California that do not have a rent control in place.

The Bottom Line

Landlords have specific duties, responsibilities, and rights. Some of them vary by state, but some are general and common to all states. They all should be outlined in a lease agreement. This is a key legal contract that states what the tenant will pay monthly for rent and for how long. It also stipulates the duties and responsibilities of both landlords and tenants and the consequences of a breach.

4. Budgeting for Repairs: How to Plan Financially for Unexpected Maintenance Costs

If you're a homeowner and haven't faced a big repair bill yet, just wait. Even in the best-maintained homes, stuff will wear out or break.



Budgeting for these inevitable bills isn't always easy. One commonly cited rule of thumb — to save 1% to 4% of your home's value each year for maintenance and repairs — can give homeowners sticker shock as real estate prices soar.

Accredited financial counselor Kate Mielitz recently purchased a home in Olympia, Washington, where the median listing price is \$540,000, according to Realtor.com. Saving even 1% of that, or \$5,400, would be a stretch for many owners, says Mielitz, who advises low- to middle-income clients. Saving 4% would mean putting aside \$21,600 a year.

"I want to cry just looking at that number," Mielitz says.

Home costs depend on age, condition, climate

Rules of thumb have limited value, though, because how much you spend often depends on the age of your home, materials used and local climate patterns, among other factors, says John Wessling, president of the American Society of Home Inspectors.

For example, a laminated-shingle roof may last 35 to 40 years in St. Louis, where Wessling lives. But it could survive less than 15 years under Florida's harsh sun, he says. Extreme weather events can wreak havoc on homes as well.

How well you maintain your house also can have a big impact, Wessling says. Many homeowners don't notice window caulking that dries out and splits, for instance, but the water that seeps in can cause enormous damage.

"What might be a \$12 or \$15 repair could turn into spending \$15,000 or \$20,000 to rebuild that wall below the window," Wessling says.

Homeowners spent an average of \$950 on home maintenance — or 0.6% of the home's value — in 2019, according to the latest American Housing Survey conducted by the U.S. Census Bureau. But the amounts varied considerably based on home sizes and age, among other factors. For instance, the percentage of a home's value spent on maintenance rose from 0.2% for homes built in the 2010s to 0.8% for homes built before 1960.

Deciding how much to set aside

People who prefer to hire others should expect to spend more than do-it-yourselfers, says Mischa Fisher, chief economist for home services referral website, Angi. Angi's survey of 2,934 homeowners who paid for home improvements last year found that they spent an average \$3,018 on home maintenance, Fisher says. Those amounts typically ranged between 0.5% and 1% of their home's value. In addition, homeowners spent an average of \$2,321 on emergency repairs.

Fisher recommends homeowners set aside up to 5% of their incomes for home maintenance as well as \$10,000 to cover emergency repairs and system replacements.

Another approach is to save based on the remaining lifespan of your home's various components, including the roof, the heating and cooling systems, the hot water heater and appliances.

You can search online for charts and articles that estimate how long components typically last, Wessling says. Similar searches can give you an idea of replacement costs.

Alternatively, hire a home inspector to conduct a home maintenance inspection, Wessling says. Like the inspections that precede a home purchase, a maintenance inspection can estimate when various home systems likely will need to be replaced. Wessling says he typically charges \$400 to \$500 for inspections.

Let's say you have a 5-year-old air conditioning system, which typically have life spans of 15 to 20 years, Wessling says. If a new system would cost \$4,000, you might save \$400 a year to cover it. You could add a fudge factor to account for future inflation, which is, unfortunately, unpredictable. Wessling suggests adding 20% to the expected cost and an additional \$100 a year to your savings.

Other ways to prepare for home costs

Consider setting up a home equity line of credit that you can tap if repair bills exceed what you've saved. These lines of credit tend to be less expensive than many alternatives, such as credit cards. Just be sure you can make the payments: If you don't, the lender can foreclose on your home.

People who struggle to save also might consider buying a home warranty, which can cover repairs and replacements for a home's systems and appliances, Mielitz says. Her current warranty costs about \$800 a year, while service visits to fix any problem cost \$75 each. Such contracts have their downsides: The customer doesn't control who does the repair, for example, and what's covered depends on the policy's terms. Consumer Reports recommends that people "self-insure" instead by putting the money they'd spend on a home warranty into a savings account earmarked for home repairs and replacements.

But Mielitz, who has purchased home warranties since 2008, says the contracts give her peace of mind at a reasonable cost.

"It's kind of like car insurance. Hopefully you don't need it, but you've got it if you do," Mielitz says.

The State of Home Spending is based on Angi analysis of surveys fielded to 6,400 consumers between Oct. 4 and 7, 2021. Statistics on home maintenance and repair spending were based on responses of 2,934 homeowners and are a nationally representative sample of the home spending population.

5. Communication with Your Landlord: Best Practices for Reporting and Following Up on Repairs



Renters headed about 36% of the nation's 122.8 million households in 2019. If you're one of them, whether you're renting a single-family house in a small town or a studio apartment in an urban 300-unit high-rise, you might feel like you're at a disadvantage.

"In general in our country, we're very oriented toward property ownership," says Lisa Bates, a professor at the Toulan School of Urban Studies and Planning at Portland State University in Oregon. "Renters face an uphill battle in policy and in law because they're always considered subordinate in terms of their rights in the space."

But not owning your home shouldn't mean you experience unstable living conditions, she says.

“No tenant is alone,” says Nina Rosenblatt, the know your rights training coordinator for the California-based tenants’ rights coalition, Tenants Together. “All tenants in all states have some extent of rights.”

This is true regardless of disability, family status, immigration status or age but regulations and resources vary depending on which state — and even zip code — you live in, so it’s important to understand your specific rights.

To start, here are some tips to help you become a more empowered renter regardless of where you live:

Learn to read your lease agreement

There is no standard rental agreement. So it’s critical to look at the unique contours of your lease and note any additions or omissions that might affect your standard of living or that might be outside local laws.

Look closely at any fees on top of monthly rent. If there’s a late rent fee, Rosenblatt says that number should be no more than about 5% of your monthly rent. And if a lease doesn’t specifically list a fee, know your landlord can’t tack on an arbitrary fee after the lease has been signed.

- **Tell us: What else do you need information about right now?**

Rosenblatt says she’s also seen things like expensive application fees and move-in fees charged to new tenants for things like fresh paint, key fobs or the use of a freight elevator. So make sure any additional costs seem reasonable and affordable to you. If you feel something might be off, try and look at other local rental applications and lease agreements, or ask friends and family about their experiences renting in the area.

Also, look out for vague timelines and overly broad language. “Most states have a law which specifies that the landlord is responsible for making any appropriate and necessary repairs,” says Rosenblatt. So watch out for phrases like “the tenant is responsible for all damages and repairs” or “this lease can be amended at any time during the year of tenancy.” Phrases like these could be a landlord’s attempt to transfer responsibility to a tenant unfairly.

If you realize after signing your lease that some language or a clause seems fishy, Paula Franzese, legal scholar and professor of property law at the Seton Hall University School of Law, says fear not. Any clause deemed “unconscionable” or “oppressive” would be unenforceable if you sought legal action.

Keep your receipts

When it comes to a healthy relationship with your landlord, thorough documentation and ongoing communication are key — starting as soon as you move into a new place.

Rosenblatt says, “Keep in mind the conditions of the unit and have documentation of what it looks like, especially in its initial condition.”

Off-kilter ceiling fan, missing blinds or stains on the carpet?

Take a picture or video, says Rosenblatt. Don’t get your deposit dinged for issues that came before you. Make sure to send documentation to the landlord with a date and timestamp included.



Opt for email or text messages when contacting your landlord. “It is really important that all communication is written,” says Rosenblatt. If you talk over the phone, make sure there are “follow-up emails summarizing what was spoken about.” She says to include a timeline in the email of when a repair will be fixed by, for example, so there’s documentation of that agreement.

And if you have a persistent problem and receive inconsistent communication from your landlord — document that, too. “It’s important to keep records of the number of phone calls made,” says Franzese.

Learn some powerful words to resolve conflicts with landlords

Oftentimes, says Lisa Bates, the key to quickly resolving a rental dispute requires knowing what she calls “magic words” — phrases, often legal, that signal to a landlord you’re aware of your rights and can exercise them if needed.

For example: if your landlord is unresponsive to a repair request for something like mold or pests, the magic words might be city inspection or code enforcement.

Cost-Effective Ways to Handle End of Lease Cleaning in Sydney

Discover cost-effective ways to manage end-of-lease cleaning in Sydney and ensure a smooth transition from your rental property.

Are you worried about hard-earned deposited security when moving out of a rental property? At the end of a tenancy, the tenant or renter is responsible for leaving the property in the same condition they received at the beginning of the lease. You can be responsible for intentional and negligent actions that can cause property damage. Apart from maintenance and repairs, you have to return the premises to a clean condition.

So, it is important to re-check the initial condition report before sprucing up the leased apartment or house. Instead of doing it yourself, book the best end of lease cleaners Sydney and impress your fussy landlord. Professionals leave no signs of dirt, dust, grime and stains behind- helping you pass the rental inspection.

Make sure you do proper research and consider the key factors that can help you easily determine the estimated end of lease cleaning Sydney cost.

Read on to know more:

What Is The Average Cost Of End Of Lease Or Bond Cleaning In Sydney, NSW?

The actual cost depends on various factors and the company's pricing packages. However, the average price in Sydney is \$250 for a 1-bedroom unit, \$300 to \$350 for 2-bedroom, 2-bathroom houses, and \$400 for 3-bedroom, 2-bath houses. The one-bedroom unit takes around six hours of labour, and a 3-bedroom, two-bathroom house takes approx 10 hours of labour, but it can vary depending on different factors.

However, the pricing can be affected by the property's condition and other cleaning services. It can also vary from company to company. So, compare at least three different quotes, and check the pricing policy and other key aspects before choosing the service within your estimated budget.

You can also ask relevant questions about the bond cleaning inclusions and exclusions, additional services, whether windows and the oven are included in bond cleaning or not, and much more.

Key Factors Affecting The End Of Lease Cleaning Cost

It is important to consider the following factors that can help you determine the cost of move-out or vacate cleaning service in Sydney, NSW:



1. Size of the Property

This is one of the crucial aspects companies consider before providing the final quote. The price could vary depending on the size of the property. The larger the property, the higher the price! As mentioned above, a 2-bedroom, 2-bathroom unit may cost around \$300 to \$350, while a 3-bedroom and 2-bathroom house costs \$400 to \$420.

If you want to avoid rental disputes, hire professional cleaners because they follow the right methods to tackle stains and grime. Also, know the rights and duties of landlords and the tenant for more clarity.

2. The Condition of the Property

Cleaning companies consider this factor before providing you with upfront pricing. If the property is extremely dirty, you will pay more than the average cost. Stubborn stains, built-up grease, grime, soap scum and other marks require a lot of energy, and that's why professionals charge higher.

On the other hand, a well-maintained and regularly cleaned property will save you money.

That's why tenants are advised to keep their premises clean and organised throughout their lease.

You can look for a company offering a transparent pricing policy. This means they will come to your rental property, and inspect every nook and cranny.

3. Other Additional Cleaning Services

There are always some inclusions and exclusions when it comes to professional end of lease cleaning Sydney. The average cost will automatically increase if you want a cleaning service that is not included in the package.

Some of the additional cleaning services are:

- Pressure cleaning
- Carpet steam cleaning

- Upholstery cleaning
- Pest control, etc

So, companies will provide the quote separately. You need create a budget accordingly and make the right decision.

What Is Included In A Professional End Of Lease Cleaning Sydney?

A good company follows the pre-approved checklist, which covers all rooms and important areas including:

General:

- Removing cobwebs and insect marks from ceilings
- Cleaning fans, air vents, light switches and fixtures
- Spot clean walls and power points
- Clean skirting, doors and architraves
- Windows inside and out, sills and frames
- Window blinds and curtains
- Door tracks and glasses
- Vacuuming carpets and floors
- Mop floors

Kitchen:

- All Cupboards, shelves and drawers will be cleaned inside and out
- Cleaning oven, doors, trays, racks, griller and knobs
- Removing stains and grime from microwave and refrigerator
- Cleaning inside and out of the dishwasher
- Countertops and stove tops
- A sink, garbage disposal and drainers
- Range hood exhaust and filter
- Polishing the splash back area

Bathroom and Laundry Room

- Clean exhaust fans
- Removing dust from cupboards and drawers
- Cleaning the toilet, under and around the bowl and behind "S" bend
- Removing soap scum and mineral deposits from shower heads, shower walls, glass doors, curtains and bathtub
- Remove limescale from bathroom surfaces
- Clean the sink, faucets and towel rails
- Polishing mirrors and window tracks
- Clean inside and outside dryer and washing machine
- Clean floors and area around laundry tub

Garage and Patio



- Remove cobwebs and sweep garage floors
- Remove dust and dirt from patio floors
- If you are concerned about the bond money, book the best end of lease cleaners Sydney and pass the rental inspection without any stress.

Wrapping Up

Knowing the end of lease cleaning cost can help you make the right decision at the end of your lease. You can prepare a rough budget and search for the best option. Make sure you compare at least three quotes because the average cost may range from \$200 to \$ 450 depending on the factors mentioned above in the article.

Bottom Line

Navigate the challenges of rental house maintenance and repairs with ease using our comprehensive guide. This detailed resource covers everything you need to know, from basic upkeep to handling repairs efficiently and cost-effectively. Whether you're a new tenant or an experienced renter, our guide provides valuable tips, checklists, and advice to help you maintain your rental property in top condition.

Learn how to communicate effectively with landlords or property managers, prioritize maintenance tasks, and address common repair issues. With this guide, you'll be equipped to tackle maintenance and repairs like a pro, ensuring a comfortable and well-maintained living space.

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