

# DENVEE INVESTMENTS (PTY) LIMITED

## TIPS TO ENSURE YOU GET YOUR DEPOSIT BACK AT THE END OF YOUR LEASE

It is in your interests as a tenant to do the following to receive back your full deposit:

1. Return the dwelling in a neat and clean condition. A landlord is more likely to take a broad view about “fair wear and tear” if it is evident that you have treated his or her property with respect. Ensure that cupboards and built-in hobs and ovens are clean, and remove any mildew from bathrooms.
2. It is crucial that you put all communication with your landlord about damage or repairs and maintenance in writing, supported by photographic evidence. Not only will this help to prevent misunderstandings or “things falling through the cracks”, but a well-documented paper trail will also be invaluable if a dispute arises.
3. Report damage to the landlord timeously; do not hope that it will go unnoticed or that you can leave the problem until the end of the lease. Being open and upfront will facilitate trust between you and your landlord.
4. If you damage the dwelling and undertake to have the damage repaired before the lease expires, ensure that you do not expose yourself to further liability by using unqualified contractors and inappropriate materials. You

must come to a written agreement with your landlord about:

- \* The number of quotations that should be obtained;
- \* Whether you or the landlord will decide which contractor to use and on what basis (price, references, quality of finishes); and
- \* What will constitute restoring the property to its original condition. Tenants can only be held liable for repairs and not improvements, unless expressly agreed with their landlord.

5. Do not make any changes to the dwelling, including painting walls a different colour or knocking nails into walls, unless the lease agreement allows you to do so, or you have obtained the landlord's consent.

6. It is responsibility of the tenant to maintain the dwelling and as outlined in any Lease Agreement in force. If the lease agreement contains such provisions, ensure that you understand your obligations. As is the case when undertaking repairs, ensure that you and the landlord agree in writing on how the maintenance should be undertaken.

[www.denvee.co.za](http://www.denvee.co.za)