



For immediate release
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Don't lose out at the end of your tenancy – Cullen Property's top tips to ensure your whole deposit is returned to you

By Steve Coyle, Cullen Property Operations Director

1. Request an inventory: looking after your deposit starts when you move into a new property. A detailed inventory avoids confusion over which items the property is equipped with.
2. Check the inventory: ensure everything listed on the inventory is actually in the flat and in proper working order to avoid having to replace items you weren't given in the first place.
3. When preparing to move out put yourself in the new tenant's shoes – how would you like your new flat to look when you move in?
4. Once you know your moving out date, contact utility companies and the council to ensure your payments are up to date and avoid surprises when your final bill is prepared. Provide a forwarding address to the company and the landlord to avoid delays in returning your deposit
5. Assess whether any repairs are needed and contact trades people in good time before your lease ends to arrange repairs. Check with your landlord for approved companies
6. Consider painting any walls, doors or skirting boards that may have been damaged during your tenancy. If you live in a traditional property with extremely high ceilings it may be worth asking a professional painter and decorator
7. Remove all personal belongings from the flat as you may be charged by the landlord if they have to organise a removal
8. Ensure the property is spotless before you hand it back to avoid the landlord hiring potentially expensive commercial cleaners. Pay special attention to carpets, windows and cookers
9. Return all keys you initially received. If several of you were sharing a property, ensure everyone leaves their full set of keys before the flat is returned to the landlord
10. It may sound obvious – be sure to meet the landlord for the handover as this is the best time to talk through any issues on the spot and resolve them.



Cullen Property currently manages approximately 300 properties across Edinburgh.
Over 65% of all flats managed by the company are currently occupied by students.

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Steve Coyle is available for interview on request.

For further media information, high resolution images or to arrange an interview contact Samantha McKay or Fiona Vernon at Niche Works on 0131 669 0333 or samantha@nicheworks.co.uk / fiona@nicheworks.co.uk.

Notes to editors:

- Cullen Property was founded in 1998 by two directors who believed passionately in the future of Edinburgh's property market
- The company specialises in acquiring and managing properties for clients looking to invest in and let out residential property in Edinburgh
- It currently manages approximately 300 properties and consistently achieves over 98% occupancy levels