

MANCHESTER PROPERTY CLEAN

A Letting Agent's Guide to a Dispute-Free Handover

The Professional's Checklist for Protecting Assets and Ensuring
Smooth Tenancy Transitions

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The Problem: Minimising Deposit Disputes

At the end of a tenancy, your primary goal is a smooth, efficient, and profitable transition. However, disputes over the property's condition, particularly its cleanliness, can lead to time-consuming negotiations and deductions from the tenant's deposit. Landlords and agents are legally entitled to deduct costs for professional cleaning if the property is not left in a sufficiently clean condition.

The Solution: The Professional EOT Clean

A professional End-of-Tenancy (EOT) clean is more than just a cleaning service; it is a form of financial risk mitigation and a tool for asset protection. It is a highly standardized, forensic cleaning of a property designed to meet the stringent requirements of tenancy agreements and the detailed scrutiny of inventory clerks.

By commissioning a professional service with a re-clean guarantee, you effectively outsource the risk. If the final check-out report flags any issues, the cleaning company is contractually obligated to return and rectify them at no extra cost, ensuring the move-out process is standardized and disputes are significantly reduced.

The Agency-Approved EOT Checklist

A true professional EOT clean is executed against a detailed checklist to ensure no area is overlooked. This is the standard required to pass a final inventory check.

General (All Rooms)

- ✓ Cleaning of all skirting boards, light switches, and door frames.
- ✓ Dusting all accessible surfaces and wiping down furniture.
- ✓ Thoroughly vacuuming carpets and mopping all hard floors.
- ✓ Cleaning inside all cupboards, drawers, and wardrobes.
- ✓ Washing of all interior windows and window sills.

Kitchen

- ✓ Deep cleaning of the oven interior, exterior, and hob.
- ✓ Cleaning the interior and exterior of all appliances.
- ✓ Meticulous sanitization of all kitchen countertops.
- ✓ Cleaning and polishing the sink and taps.

Bathrooms

- ✓ Descaling of all bathroom tiles, fittings, and shower screens.
- ✓ Meticulous sanitization of toilets, sinks, showers, and tubs.
- ✓ Cleaning and polishing mirrors and any glass surfaces.

Choosing Your Cleaning Partner

To ensure reliability and protect your interests, your cleaning provider should offer the following as standard:

A 48 or 72-Hour Re-Clean Guarantee

This is a non-negotiable industry standard and the primary mechanism for mitigating deposit disputes. The absence of a guarantee is a significant red flag.

Transparent Fixed-Price Quotes

Pricing should be on a fixed-price basis determined by the property size, not hourly, so you have cost certainty. Always clarify if deep oven and carpet cleaning are included.

Comprehensive Insurance & Vetted Staff

The company must have public liability insurance and a clear process for vetting and training their staff to ensure professional and reliable service.

Experience with Letting Agents

A partner who states they work with letting agencies understands your specific requirements, from key collection to meeting the standards of inventory clerks.

Manchester Property Clean is a specialist in the property sector, built to provide the reliability and quality assurance that letting agents need. We offer all of the above as standard.

Partner with the Professionals

Contact us today for a free quote or to discuss our partnership program for letting agents in Greater Manchester.

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