



It's that time. You're on the precipice of your new home. Boxes packed, all of the craze of the move filling your days, and it's finally the day to move all of your things in and settle into your new home. But, before you put that box down, there's one more task at hand.

Grab your magnifying glass, because it's time to play detective. Get your [move in sheet](#) out, and your camera and take a picture of every flaw you see. Every hole in the wall, spot in the carpet, strange but harmless mark on the ceiling. You might feel like you're nitpicking, but if you don't, it could come back to bite you later.

A year from now when you move out, and your land lord comes in and asks about that mark on the ceiling, what are you going to say? 'It was there when I moved in'? Not so believable to a landlord who has probably heard that many times before, and you're the one footing the bill for the damages you didn't do.

So, safest bet is to be a little irritating now, and save that security deposit. Take a picture of everything and write everything down, then make a copy of both the pictures and the checklist. Give one to your landlord, and keep one for your own records. Here at A Better Realty .Net, our policy is if you don't turn one in, then we use the one already on file. We are meticulous in our own notations, but your money is on the line, so wouldn't you like to have a hand in protecting it?

Also, the utilities absolutely must be turned on. Even if it's just one gas furnace, the gas must be turned on, even in the summertime. If you do not decide to do this, it is a breach of the lease agreement and you could be evicted.

The best rule is to treat the home with more care then you would your own. Leave the home in better shape than when you rented it, and that security deposit will go right back into your wallet, and the home will be ripe and ready for the next tenant that decides to move in without weeks of repair and clean up.

