

The Essential Tenant's Guide







Personalising your Rental Property



How to Personalize Your Rental Without Damaging It

Creating a home that feels uniquely yours is important, even when renting. This guide provides practical and creative tips to personalize your rental without risking your deposit or breaching your tenancy agreement.

In this eguide we are going to cover the following topics:

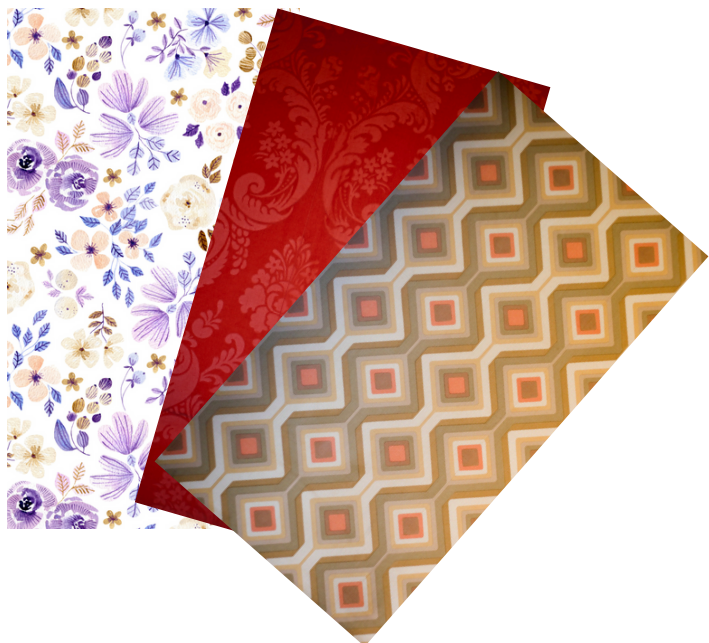
-  **Using Removeable Decorations**
-  **Playing with Textiles**
-  **Maximising Furniture**
-  **Bringing in Greenery**
-  **Creating Temporary Features**
-  **Communication with your Landlord**



1. Use Removable Decorations

Decorating doesn't have to be permanent! Here are some ideas for removable and damage-free upgrades:

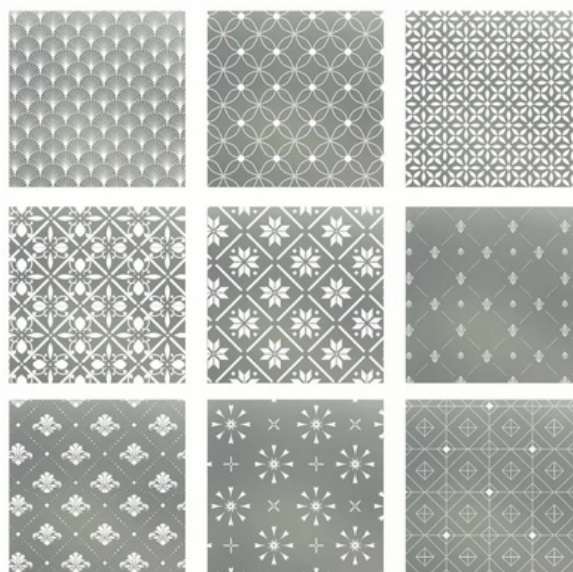
Peel-and-stick wallpaper: These temporary wallpapers come in a variety of patterns and colours, allowing you to create a feature wall or refresh an entire room. They're easy to remove when it's time to move out. Just ensure the surface is smooth before applying.



CommandTM hooks and strips:

Perfect for hanging framed artwork, mirrors, or lightweight shelves. They leave no marks or residue and are available in different sizes for various needs.

Window film: Use frosted or decorative film to add privacy and style to windows, especially in bathrooms or kitchens. It's easy to apply and remove without damage.



2. Play with Textiles

Textiles can bring warmth and personality to any room and what's more, is that they can be changed easily when you fancy a refresh:

- **Rugs:** Use area rugs to define spaces, especially in open-plan homes. They're a great way to add color, texture, and protect flooring from wear and tear.
- **Cushions and throws:** Add layers of comfort and style to your sofa or bed with a mix of cushions and throws. Experiment with patterns and fabrics that reflect your personality.
- **Curtains or blinds:** Swap out standard window treatments for designs that better suit your style. Be sure to store the originals safely and reinstall them when you move. If you need to drill any holes - get permission first!



3. Maximize Your Furniture



Your furniture can be both functional and decorative:

Shelves and storage units: Use open shelves or display cabinets to showcase books, plants, or personal treasures. This allows you to decorate without touching the walls. You can also use pops of colour in the ornaments and items you choose

Rearrange layouts: Think creatively about furniture placement to suit your lifestyle. Adding furniture pads under heavy items can protect flooring from scratches.

Multi-functional furniture: Invest in pieces like ottomans with storage, foldable tables, or beds with built-in drawers. These save space and add functionality.



4. Bring in Greenery.

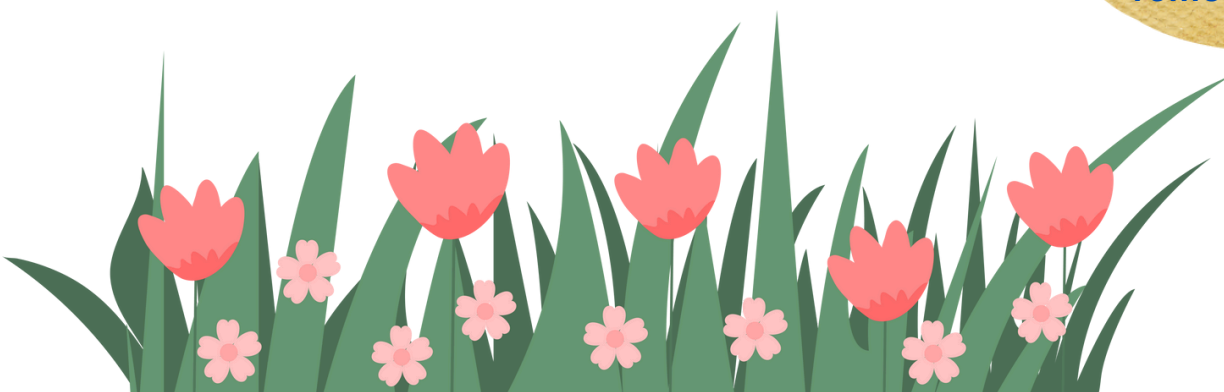


Indoor plants: Choose low-maintenance options like succulents, pothos, or snake plants. They're easy to care for and thrive in most conditions.

Plants are an affordable way to add life and colour to your space:



Hanging planters or small shelves: Save floor space by using hanging planters or wall-mounted shelves to display greenery. Ensure they're installed using removable hooks.



Faux plants: If you're worried about keeping plants alive, opt for high-quality artificial plants that look just as vibrant.



5. Create Temporary Features

Let your creativity shine with temporary design elements:



Washi tape designs: Use colorful washi tape to create patterns, borders, or even a gallery wall. It's easy to peel off without damaging surfaces.

Room dividers: Freestanding dividers or screens can define spaces, add privacy, or become a decorative feature.



Plug-in lighting: Enhance your home's ambiance with floor lamps, string lights, or LED strips. These require no rewiring and are easy to move.



6. Communicate with Your Landlord

For changes that go beyond temporary fixes,
always talk to your landlord



Painting walls: Some landlords may allow you to paint if you agree to restore the original color when you move.

Fixtures: If you need to drill holes, put up hooks, nails or screws, it is always important to confirm with your landlord first

Upgrading fixtures: Simple updates like replacing light fixtures or cabinet handles might be approved, especially if they add value to the property.

Always get permission in writing:
Document any approved changes to avoid disputes later.





Keep these tips in mind to ensure a stress-free move-out:

- Store original items carefully: If you replace curtains, light fittings, or furniture, store the originals in a safe place to reinstall before moving out.
- Avoid drilling holes: Use adhesive hooks and removable fixtures unless your landlord permits drilling.
- Reverse changes: Ensure you return the property to its original condition to avoid losing your deposit.

By following these steps, you can make your rental feel like home while protecting your deposit and adhering to tenancy rules. Personalizing your space doesn't have to mean permanent changes—just a bit of creativity and planning!



www.jdg.co.uk



josh@jdg.co.uk



01524 843322



07983444495

