

## Preparing the Property for Move Out

The following information is provided as a guide to assist you with your move out and following these guidelines will aid in the expeditious return of your security deposit. The condition of the property will be evaluated according to, but not limited to, the following:

### GENERAL

- Clean walls, doors and baseboards. Remove hand marks, smudges and dirt; remove cobwebs, crayon marks, scuff marks, grease, food particles and other substances from walls. Replace missing or broken door stops.
- Remove dust and cobwebs from ceilings, all air vents, including the return air vent.
- Clean all light fixtures and ceiling fan blades, top and bottom, and exposed bulbs.
- Clean all electrical outlets, switch plates covers, thermostat and security pad covers. Remove any child safety outlet plugs.
- Remove nails used for picture hanging. *Do not attempt to patch any nail holes.* If you choose to spackle, touch up paint or putty the walls, please be advised that it could result in a charge due to the colors not matching or blending with walls. A reasonable number of *small* nail holes are acceptable.
- Clean all windows, windowsills, and tracks from the inside. Clean patio door and windows in doors. This includes the window blinds and/or other coverings.
- Clean sliding patio door tracks and closet doors.
- Make needed repairs to screens and screen doors.
- Completely clean out closets.
- Replace burned out light bulbs with correct size and wattage. You will be charged \$5 each for replacement bulbs (\$20 each for specialty lighting replacement).
- Replace batteries in smoke alarms and carbon monoxide detectors.
- Replace A/C filter with pleated filters. You will be charged \$15 each to replace dirty or missing filters. Permanent filters should be washed and cleaned.
- **PROFESSIONALLY** clean carpets. The original receipt is due to the property management office at move-out. We **will not accept** receipts from *Independence, Ultra Steam, Stanley Steamer, Steam Master Carpet Cleaners, Alpha Omega or WeeBees.* If the carpets are not cleaned properly, we will have them re-cleaned and the cost will be deducted from your security deposit.
- Clean all other floor surfaces of dirt, stains and marks.
- **REMOVE ALL TRASH FROM THE HOME, YARD AND GARAGE. DO NOT LEAVE ITEMS IN THE GARAGE OR TRASH CAN.**

### BATHROOMS

- Clean vanity top and basin, *remove* lime deposits, mildew and soap scum.
- Clean mirror and medicine cabinet and exposed light bulbs.

- Clean bathtub, shower and their enclosures. Remove any soap scum, dirt, lime stains and mildew.
- Remove stains, mildew and lime deposits from inside toilet bowl. Wash down outside of toilet bowls, tanks and toilet seat lids.
- Clean towel bars and toilet paper holders of any dirt, dust or hair spray build-up. Clean all fixtures of soap scum, mildew and lime deposits.
- Clean all sink/tub stoppers and strainers.
- Wipe down cabinets, linen closets and drawers, inside and out.

## **KITCHEN**

- Clean counter tops, sinks, fixtures, faucets and floor, including backsplash and edges.
- Clean top and inside of vent hood, to include filter and light, of all grease and residue.
- Clean cabinets and drawers inside and out. Remove any child safety cabinet and drawer latches.
- Clean inside and outside of dishwasher, including trim and remove any lime build-up.
- Clean stove top and oven (top, sides and front), including – broiler pan, elements, stove knobs, and hinges. Clean or replace burner drip pans. Make sure to clean top of stove and then lift top to clean underneath. Some stove tops will not lift.
- Refrigerator should be completely emptied. Clean inside, outside and top of the refrigerator. *Be sure to move refrigerator and clean the floor underneath, and replace refrigerator in its spot.* Do not unplug refrigerator, it should be left “on” at the lowest setting. *Empty ice cube container and set icemaker to off position. If you remove refrigerator, make sure that the water supply line to the icemaker is shut off and is not dripping. Serious damage could occur to flooring.*
- Clean floors under all appliances including the *washer, dryer, refrigerator, etc.*

## **EXTERIOR**

- Clean front door and all exterior door surfaces inside and outside. Include porch and patio doors.
- Mow and edge lawn, trim hedges.
- Remove pet waste, trash and debris from yard.
- Clean out garage completely, then clean and sweep garage, porch and patio areas, wash down if necessary.
- Remove oil and grease deposits from garage floor and driveway.
- Overhead garage door tracks and panels need to be free of dirt, grass and cobwebs.
- Wipe off shelves in garage and utility area.
- Clean washer and dryer connections box. Make sure faucets are completely turned off.
- If applicable, pool/spas need to be cleaned and chemically treated.

Please follow the above instructions carefully. If the house does not meet the prerequisites after the move-out walk through, applicable charges will be deducted from your security deposit, with **no exceptions.** Tenants are not permitted back on the property after turning in keys. Upon leaving, please make sure to fully secure the property by locking all windows and doors. **DO NOT ENGAGE KEYLESS LOCKING DEVICE ON FRONT DOOR.**