

TENANT MOVE OUT INSTRUCTIONS

- 1) Many landlords and rental properties have started requiring a 60 day notice period. We still only require a 30 day written notice as outlined in the Lease Agreement. Please refer to the Lease Agreement for instructions and deadlines for the Notice.
- 2) Cleaning – Includes, but not limited to: Stove, drip pans, oven, base boards, light switch covers, dishwasher, ceiling fans, floors sweep/mop, carpet must be vacuumed, Fireplace must be cleaned and Vacuumed (minimum Cleaning fee is \$150.00 and may go up from there)
- 3) Light bulbs – All light bulbs Must be in Working condition upon move out. Light bulbs not working or missing will be billed at \$10.00 per bulb (part and Labor)
- 4) Please Take ALL your stuff – Do not leave anything behind, ex. Hangers, broken furniture, trash etc., anything not belonging in the home will be considered a “Trash out”. Minimum Trash out charge is \$50.00 and goes up from there. Bagged trash is billed at \$50.00 per bag (partial bags are billed at full bag rate). Larger items are billed at \$50.00 per item if one person can lift, if more than one person is needed, add \$25.00 per person, per item. Typically, there is a 50 lb. limit for lifting by one person, however, occasionally items may be lightweight but oddly shaped requiring more than one person. Another item, PLEASE REMOVE SATELLITE DISHES and MOUNTING BASES. Most often, the satellite companies will ask you to leave the Dish behind, stating that they will install a new one at your new home. This is typically a marketing tool used by them, they hope the new occupant of the home will select them to provide services. Unfortunately, Like a computer, Satellite dishes are updated often and a new dish is usually installed when services are requested leaving the old one as an eyesore. Eventually, we end up with several unused and out of date Satellite systems attached to the home. You are required to get permission to install these, and will be charges for any damages to siding, sheetrock or roofing caused by the installation and/or removal.
- 5) Carpet – we do NOT require that you clean the carpet at move out, reasonable wear is expected and will not be charged, however, we do require that you vacuum the carpet in full, including along baseboards. Vacuuming fee will be charged if the carpet is not vacuumed at \$75.00. Any excessive traffic areas or stain removal will be billed to at a cost equal to the charge by the carpet cleaning professional. PET TREATMENT WILL BE DONE on any home with pets inside, this is billed at \$350.00, if multiple pets were in the home, this fee may increase as needed due to additional damages or treatment involved. . Pet Treatment includes carpet treatment for pet stains / odor / dander and also includes pet pest treatment for fleas etc.
- 6) Yard - Yard must be freshly mowed and fully watered on move out day – Mow does include all edging and weed eating, also, all hedges must be properly trimmed and in good condition. Mowing fee \$100.00 Per Yard (Front and Back) MINIMUM \$100.00. Hedge trim starts at \$100.00 and may go up depending on the amount of work required. Watering fee is \$100.00 Per Yard (front and back). Obviously, this is seasonal, so if you took care of the yard during the mowing season, you should be fine if moving during the off season. Please DO NOT water the yard during FREEZING temperatures.
- 7) Blinds – cleaned and undamaged – Blind cleaning is minimum of \$20.00 per blind or minimum of \$40.00 per blind if replacement is needed. (Blind cleaning means to wipe down blinds, making sure to remove excess dust etc.) A simple dish towel rinsed regularly with a bleach/water mixture should be enough to clean them.

- 8) Keys – All keys, remotes etc. must be returned, Locks are always changed between tenants, however, often times locks can be reused elsewhere. We only use original factory made keys for our locks, since copies never seem to work correctly and wear out faster. Lock replacement is \$50.00 per door if all keys are not returned.
- 9) Garage / Storage rooms – Completely swept and left clean, undamaged and empty. Minimum cleaning fee is \$25.00 for garage/storage (in addition to home cleaning or trash removal fees if needed)
- 10) Pest Control – Please use store bought foggers to “Bomb” the home. Please LEAVE the cans in place... you will NOT be charged the trash out fee to remove these cans, However, you will be charged \$10.00 per room that was not “bombed”. PLEASE FOLLOW ALL DIRECTIONS ON THE PACKAGING PROVIDED BY THE MANUFACTURER!!!
Setting these off inside the home should be the very last thing you do.
- 11) Paint – We fully expect to do at least a touch up paint upon move out. As long as you have wiped down all walls as needed and swept off or wiped down baseboards, and no damages to the wall areas exists, that is not considered as normal or reasonable wear you will not be billed for the paint work needed. We do consider the length of occupancy when determining what is considered as Normal or reasonable wear.
- 12) Nail holes – We do NOT want you to fill nail holes, we have our own preferred method. However, we do require that you remove the nails. Nails not removed will be billed at \$5.00 Each. Also, a reasonable amount of nail holes is expected, but if you hung so many pictures that it looks like there was a dart board on that wall, please expect a minimal bill for the added time to repair those additional holes.
- 13) Move in / Move out Inspection – The Unit was inspected prior to move in and will be inspected upon move out as well. You are welcome to be present. Please call for an appointment. If present, you may be given the opportunity to make minor or quick repairs or correct a billable issue on the spot, however, time allowed to correct may be limited due to scheduling and please keep in mind, if you choose to make repairs, possession has not been returned to Landlord, and therefore you may be liable for additional rent. Please make sure to have all cleaning and repairs completed before the conclusion of the Lease agreement term and/or the notice period. If an added inspection is needed, there is a \$.50.00 Trip Charge added.