

Tenant Move-Out List

The following is a list of items we expect to be done when a tenant moves out of a property in order to receive a full refund of the security deposit. The unit was thoroughly cleaned prior to occupancy. It must be cleaned equally well before your security deposit will be returned.

GARBAGE: No garbage is to be left inside or outside of the premises. You must haul it away.

CARPETS: Shampoo – Must be professionally cleaned with a truck mounted steam cleaning system. Receipt must be dropped with keys at move out.

REPLACEMENTS: Replace all burned out light bulbs inside and outside. Replace battery(s) in smoke detector(s) and carbon monoxide detector(s) as appropriate. Change filter on forced air furnace.

CLEAN THOROUGHLY:

- **Bathroom:** The floor must be scrubbed. The sink, toilet, bathtub and shower must be thoroughly cleaned. Soap scum and mold are not acceptable. Any cabinets/shelving must be wiped clean. Clean mirrors, towel racks/hooks, toilet paper holder.
- **Kitchen:** The floor must be scrubbed. The countertops washed and the sink scrubbed. The refrigerator must be defrosted (if not frost-free) and washed both inside and out. The kitchen cupboards cleaned and washed out. The stove burners and grills both the top and under the top must be washed and thoroughly clean. The oven including racks, grills and broiler pans must be clean.
- **Windows:** Must be clean inside and out, including tracks. Any mold on the window and/or on the window frame must be cleaned off and all sills washed. Clean all blinds or drapes.
- **Closets & Cupboards:** Must be clean – inside & out.
- **Light Fixtures/Ceiling Fans:** Must be washed.
- **Walls, doors and trim:** Cleaned of cobwebs, dust, dirt, oils and marks.
- **Remove:** Mold and mildew from closets, bathrooms, windows, window frames, walls and ceilings. Clean ashes/debris from fireplace or woodstove.

DECKS: Sweep and Clean

YARD: Lawn must be mowed, bushes trimmed unless otherwise agreed to in writing.

PAINTING: Tenant Occupancy is:

- 6 months or less – Painting will be at tenant's expense.
- 6-12 months – If full painting is required; Owners discretion as to who will pay.
- 1 year or more – Painting at owner's expense (unless required due to damage by tenant).
- **DO NOT** spackle or patch any holes, etc. in the unit **without prior discussion.**

PETS (If permitted in the rental contract for the unit; applies to California Properties Only):

Professional flea spray with 60 day guarantee is required upon vacating premises. Professional flea spray must be contracted for by the tenants, and a receipt presented with keys at the time of move out.

KEYS: Upon vacating – all keys and garage door openers must be returned to Alphonse PM or you will be liable for re-key and replacement. You are considered in possession of the premises and responsible for the rent until the keys and/or garage door openers are returned. Property Manager will inspect the premises after the keys have been received.

Tenant will be charged for property manager's time to correct any move-out deficiencies.

LAST MONTHS RENT: The security deposit **is not** and **cannot** be used for the **last month's rent.**