



Move Out Instructions/Cleaning Guide

PLEASE NOTE: The security deposit is not considered as last months rent. All rent due must be paid in full until move out. In addition, last month rent is not pro-rated unless it is a military transfer.

The following list is to be used as a guide for cleaning your rental property when you vacate. As each property is different, there are items that might apply but are omitted from this list, or items on this list that do not apply to your rental property. We would like to point out that you are not charged for “ordinary wear and tear”, but we **do not** consider dirt in any form within the scope of the definition of “ordinary wear and tear”. It is our desire to refund your deposit. If you, as the resident, will follow this cleaning outline, we will be able to do so, provided all terms and conditions of your lease agreement have been met.

As you go through the property, you should utilize this list and check off each item as you accomplish it.

A. LIVING ROOM(S) AND BEDROOM(S)

1. Remove all nails, tacks, anchors, and window covering hangers that you have installed.
2. Clean baseboards and corners being careful to remove all dust, dirt, and cobwebs.
3. Clean vinyl & tile floors and/or vacuum carpet.
4. Clean light fixtures coverings, around light switches, and door/doorknobs to remove dirt & dust.
5. Clean fireplace.
6. Clean ceiling fans.
7. Replace light bulbs as needed.
8. A/C Filter (replace)
9. Clean windows & windowsills.

B. KITCHEN

1. Clean oven, oven walls and grills, broiler pan, and storage space, replace drip pans if needed.
2. Clean vent hood (run filter through dishwasher) and replace light bulb if needed.
3. Wipe kitchen cabinets and clean inside, outside, and on top.
4. Clean refrigerator including under crisper, walls, containers, and defrost, remove all water. Clean behind, top, and underneath.
5. Clean sink, countertop, and dishwasher.
6. Kitchen floor should be swept/mopped.
7. Clean light fixture coverings.
8. Replace light bulbs as needed.
9. Remove all cleaning solution residue.

10. Clean windows & windowsills.
11. Clean doors, baseboards, doorknobs, light switches & wipe down walls to remove excess dirt/dust.

C. BATHROOM

1. Clean all light fixtures and switch coverings.
2. Clean medicine cabinet and mirrors (mirrors should be free from streaks).
3. Floor should be cleaned.
4. Thoroughly clean toilet, sink, cabinets, tub/shower. Remove all cleaning solution residue.
5. Clean all wall tiles with a mold cleaning solution.
6. All soap dishes, handles, racks, spouts and walls should be free of dirt and stains.
7. Clean doors, baseboards, light switches, walls & doorknobs.
8. Replace light bulbs as needed.
9. Clean around doorknobs and light switches.
10. Clean windows & windowsills.

D. EXTERIOR, GARAGE, AND YARD

1. Mow, edge, weed-eat lawn, remove weeds from flower beds.
2. Sweep out patio, carport, garage and any outbuildings leaving only those items which came with the property.
3. Place all trash, garbage, and debris where garbage collection instructs for pick-up, or remove from the property.
4. Check sprinkler system.

E. CARPET CLEANING

1. The carpets will be professionally cleaned by our selected vendors upon your move out & this amount will be deducted from your security deposit. Please vacuum all carpets prior to move out.

F. POOL AREA

1. Clean deck area. 2. Water should be clean/clear

G. Pets

1. If there is a flea infestation, a one-time flea spray will be deducted from your security deposit.

Per your lease agreement, the utilities must remain on for 5 days after key turn in. (excluding weekends & holidays)

In order to return possession of the rental property to management, all keys, and garage door openers, **must be returned to Watson Property Management.**