

JTN Property LLC

CLEANING GUIDE FOR TENANT MOVE-OUT

*** Electric and Water must be On for the Move-Out Inspection**
****A reinspection fee of \$75 will be charged to your deposit for Inspector going back a 2nd time after electricity and water have been turned back on!**

Please use the following as a guide for cleaning your rental unit when you vacate. At move-out you are not charged for normal wear and tear; however, JTN Property LLC **does not** consider dirt left in unit within the scope of normal wear and tear.

A. All rooms

1. Remove from walls any nails, tacks, anchors, and window covering hangers that you installed. Patch and Paint any holes. (Unless agreed in advance that they would remain) We suggest using color match which is offered by several companies in town to get the exact paint color- contacting one of these stores can explain how you do this. Test the paint in a small inconspicuous area and allow to dry completely before moving forward
2. Clean baseboards and corners, being careful to remove all dust and cobwebs.
3. Clean floors and vacuum carpets.
4. Wash off shelves in closets and remove all hangers and shelf lining if you installed any.
5. Clean light fixture coverings, around light switches and door frames. Clean out all dead insects from light fixture globes.
6. Clean out fireplace (if applicable).
7. Clean all ceiling fans and check ceilings for dust and cobwebs.
8. Have carpets professionally cleaned. We have companies we can recommend if you want to contact our office. **(MUST PROVIDE A RECEIPT- LEFT ON THE KITCHEN COUNTER UNDER GARAGE REMOTES AT MOVE OUT)**

B. Kitchen

1. Clean oven, oven walls and grills, broiler pan, and storage space.
2. Clean vent-a-hood and/or microwave.
3. Replace or thoroughly clean the filter on the hood vent.
4. Wipe kitchen cabinets and drawers and clean inside, outside, and on top. Remove all liners if you installed any.

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5. Clean refrigerator including crisper, walls, and containers. Turn off ice maker and empty ice bucket. Clean behind, on top and underneath, the refrigerator where possible. **LEAVE APPLIANCE ON AND RUNNING TO BE CHECKED AT INSPECTION.**
6. Clean sink and counter top.
7. Clean and mop floors.
8. Clean light fixture coverings.
9. Remove all cleaning solution residue. (double check the oven after it dries for white residue)

C. Bathrooms

1. Clean all light fixtures and coverings.
2. Clean medicine cabinet and mirrors (should be free from streaks).
3. Sweep, mop, and clean all vinyl and tile flooring.
4. Thoroughly clean toilet, sink, cabinet, and tub or shower. Remove all cleaning residues.
5. Clean all wall/floor/tub/shower tile, grout and caulk with an appropriate cleaning solution.
6. All soap, dishes, handles, racks, faucets and walls should be free of dirt and stains.

D. Exterior, basements, out-buildings and yard (if you are responsible for yard maintenance in your lease)

1. Cut grass, and remove trash from yard.
2. Weed flower beds.
3. Cut back shrubbery.
4. Sweep off all porches and decks.
5. Sweep out basement, carport, garage and any out buildings, leaving only those items which came with the property.
6. Place all trash, garbage and debris where the garbage company instructs for pickup or remove from property. If you leave items which the garbage company will not accept, we will have them hauled off at your expense.
7. Remove any satellite dish and pole that was installed in yard. Fill in hole from pole.

E. Return keys and access cards. In order to return possession of the unit to Landlord, all keys must be delivered to JTN Property LLC before the move-out inspection can be completed. Remember to leave ANY and ALL garage remotes at the property to be tested during inspection. If they are returned to the office, then you will be charged a fee for taking them back to home \$50.



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Common Move-Out Charges If We have to perform task

- Clean oven & stove \$75
- Clean Refrigerator \$75
- Repair laminate countertops \$125+
- Clean cabinets inside and out \$50
- Sweep and mop floor (per room) \$30
- Replace drip pans \$25
- Clean full bathrooms \$75 & up
- Remove stickers from tub surface \$30
- Replace stained or broken toilet seat \$30
- Vacuum carpets \$50 & up
- Remove or patch carpet stain \$50 & up
- Clean or replace mini-blinds (each) \$25
- Vertical blinds beyond repair \$150
- Wallpaper damage \$ 200 & up
- Wall repair \$45 & up
- Repaint entire room \$ 400/room
- Trash Removal \$200 per 4X8 truckload
- Garage floor pressure wash \$250
- Mow lawn \$50
- Replace doors due to damage \$200 & up
- Replace door stops, bulbs, outlet covers \$15
- Clean windows & screens \$15 each
- Clean out fireplace \$50 each
- Clean vents/ceiling fans \$25 each
- Rekey locks \$50/per cylinder
- Replace mailbox/gate keys \$75
- Landscape major clean up \$ 300
- Replace carpet and pad due to pet odor/stains \$2200+ (average 1600 SF, 3 BR home)
Estimate fees for damages over \$1000 5%

These are not quotes but rather minimum estimates of what you may be charged for the above items.

Message: Doing it yourself is cheaper.

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