



## Tenant Move-out Guidelines and Expectations

We would like to inform you of your responsibility for clean up, so there are no misunderstandings or disputes concerning this process. If you have fulfilled the terms and conditions of the rental agreement and leave the premises in a clean, sanitary condition (normal wear & tear, excepted), you can expect a timely return of the deposited funds in accordance with Florida law. You should perform all necessary clean up tasks prior to the end of your lease, as you will not be given the opportunity to correct these items after the lease ends.

Following are some guidelines for proper cleaning and preparation for a successful turnover.

- Kitchen should be clean, including all appliances, cooktop drip pans (either cleaned or replaced), ice bin and/or trays emptied, icemaker switched to OFF position.
- Refrigerator and Range should be pulled out and cleaned on all sides, and the floor underneath cleaned.
- Cabinets and drawers (inside & out) wiped clean and should be free of dirt/grease/grime.
- Bathrooms are to be cleaned, including fixtures, mirrors, cabinets/vanities, floors, closets.
- Smoke detector batteries should be replaced and units not chirping.
- All light bulbs of proper style and wattage are to be in working order.
- Any ceiling fans and AC vents/returns should be free of dust.
- Areas surrounding washer/dryer should be clean and free of lint.
- All AC filters should be replaced with new filters of the correct size.
- Windows, Sills, and Blinds, should be cleaned and free of dust, bugs, and glass cleaned.
- Doors, Walls, and Trim/Baseboards should be cleaned free of dust, smudges, and grime.

**\*\*\*USE OF A PROFESSIONAL CLEANING SERVICE IS HIGHLY ENCOURAGED.**

Carpet cleaning **MUST** be performed by a professional carpet cleaning service, and a receipt provided to our office when you drop off keys on or before the last day of your lease. Please consider that the cheapest carpet cleaning service will not perform a proper and sufficient cleaning. Anticipate that you must pay for corrective cleaning in the heavily soiled areas. If the carpeting is not cleaned properly, even though a receipt has been turned in, we will deduct from your deposit the cost of proper carpet cleaning. Carpet

cleaning should be completed AFTER furnishings and boxes have been removed from the unit. We can provide contact information for our preferred vendor(s), who we highly recommend.

All trash and debris must be removed from the premises. Trash and debris can only be left at the curb for pickup on regular trash days, or if you have a confirmed request for special pickup from the trash service. You will be charged for excess trash and debris that's left at the curb or on the property.

The grass is to be cut, trimmed, and edged, and shrubbery should be trimmed and mulch freshened just prior to lease end. Exterior concrete surfaces should be swept clean and excessive dirt, oil, or grime, should be pressure-washed clean.

If any walls are heavily soiled beyond normal wear, or have large wall anchors or excessive nail holes, you will be charged for patching and painting. Do not attempt to apply touch-up paint, as poorly executed touch-ups will also require repainting at your expense.

**ANY UNPAID LATE CHARGES, MAINTENANCE REPAIRS AND/OR OUTSTANDING BALANCES WILL BE DEDUCTED FROM YOUR SECURITY DEPOSIT.**

**THE FOLLOWING ITEMS MUST BE RETURNED TO OUR OFFICE PRIOR TO THE CLOSE OF BUSINESS OF THE LAST DAY OF YOUR LEASE AND/OR OCCUPANCY:** keys, garage door remote control(s), pool/fitness access cards, gate passes, clickers, mailbox keys, etc. Please contact our office with any questions about this.

**MOVE-OUT INSPECTION:** As a matter of policy, management will conduct the final property survey after the tenant has vacated, so there will be an uninterrupted, unbiased assessment of the condition. Survey results will be compared with the move-in report performed at the beginning of the lease.

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