

VACANCY STANDARDS

*(2020 Rates: These standards are provided at your move in and vacancy, charges are subject to change annually, the actual rate charged will be the rate in effect for the year you vacate)

Before vacating, please be aware of the following to assure the return of your performance deposit.

1. That you have fulfilled all terms and conditions of your Lease Agreement and all charges must be paid in full;
2. You have provided Landlord with a **written 25-day notice of intent to vacate**. Rent must be paid through the thirty (30) days;
3. You are considered officially vacated when all keys are returned to the Landlord. Rent continues to be charged for each day you keep the keys in your possession as if the dwelling were still occupied.
4. Be sure Landlord has your forwarding address.
5. Utilities must remain in your name through the end of the lease. Early termination will result in deductions from the security deposit.
6. The dwelling must be left clean, unaltered** and free from damage (see below):

** (Landlords example of - **Unaltered**: Including but not limited to: painting, installation of wallpaper, installation of ceiling fans, affixing any object to cabinets inside or out, hooks in ceilings, permanently affixing mirrors or decorations, installation of new locks, installation of any hardware or devices, installation of TV antennas or satellite dishes, cable or phone, window air conditioners, installation of plants or shrubbery. Or the reverse or removal of any of the above (alterations to premises may also be considered damage, at Landlords discretion)).

This is a list of how the home was cleaned prior to your tenancy and to be returned to landlord upon your vacancy.

Cleaning by Landlord is charged at a rate of *\$40.00 per hour, per cleaning person, plus the cost of cleaning supplies, if the property is not returned cleaned.

Labor to repair damage is charged at a rate of *\$60.00 per hour, per person, plus the cost of materials and supplies used; or actual cost(s) charged by

hired company or sub-contractor. This rate is also applied, by Landlord, for time used obtaining any needed estimates for repairs.

This is a general guideline to assist you in vacating the premises.

All cleaning to be done with cleaning solution appropriate for the task, at a minimum with mild soapy water.

Cleaning in General:

Walls: clean, free of dirt, grease, cobwebs, holes and fingerprints

Floors: vinyl floors must be swept and mopped cleaned, carpets are to be professionally steam cleaned in accordance with the lease agreement, hardwood floors to be swept clean, wiped down with a moist rag and dried with a clean towel, tile floors washed and grout cleaned.

Remove heat vent covers and clean with warm soapy water. Vacuum heat vents free from debris. Use wet rag to wipe out spills or stuck on food debris.

Ceilings: clean and free of cobwebs.

Light bulbs: All bulbs must be working and clean. In fixtures requiring multiple bulbs - ceiling fans, vanity light bars, etc, bulbs must match in wattage and finish (frosted, clear, etc). Appliances must have appropriate appliance bulbs.

Windows: clean and operable, shades or blinds should be cleaned and intact. Draperies to be clean and free of odors, professionally cleaned if you burnt incense on a regular basis.

Woodwork, baseboards, trim around doors and windows and window seats, hand rails and ledges: clean and free of dust, gouges or scratches

Doors: clean, free of grease and fingerprints. Doorstops must be present, locks and hardware must work.

Lights, Lighting and Ceiling Fans: globes and fan blades washed, free from dust and cobwebs and all light bulbs installed and working.

Smoke detectors: free of dust and have working batteries in them.

Furnace: new furnace filter to be installed.

Trash and possessions: all removed from property.

Storage shed(s): swept out and hosed down inside and out.

Patios and porches: swept off and hosed down if needed.

Lawn: watered, mowed and weeds pulled.

Kitchen: (in addition to general guidelines)

*****Instruction manuals for ALL appliances are found on-line.*****

Stove/Oven: clean inside and out and be free of food and grease, burner pans clean or replaced if they won't come clean. **DO NOT USE** oven cleaning products on a self-cleaning oven, doing so could result in Tenant replacement of entire stove/oven appliance. Remove bottom drawer and clean floor underneath appliance.

Exhaust fan over stove: clean free of grease and dust, filter to be cleaned free of grease or replaced.

Refrigerator: completely cleaned and wiped out, freezer free from ice. Top and sides cleaned. Door seals cleaned. Vacuum or clean back of appliance from dust. Clean floor underneath appliance. Please leave appliance running.

Cabinets: shelving wiped off. Doors and drawers clean inside and out. Cabinet exteriors and tops clean free of dust, grease and food debris.

Countertops: wiped off clean of stains, grease, food and dust.

Sink(s): clean, free of stains and grease and garbage disposal working.

Bathroom: (in addition to general guidelines)

Toilet and tank: clean and free of odor and stains.

Tub and shower: clean and free of mildew, mold and stains.

Lavatory: clean and free of stains.

Exhaust fan: clean and free of dust and cobwebs.

Storage areas and closets: (in addition to general guidelines)

Floors swept with broom or vacuumed as needed, shelving to be free of dust.

Laundry area: (in addition to general guidelines)

Free from lint, dust, debris.

Washer and dryer wiped down inside and out and lint removed from dryer filter.

Bedrooms, dining room, living room, family room, hallways, stairs, and utility rooms: Please follow General cleaning guidelines.

MAKE SURE ALL DOORS AND WINDOWS ARE CLOSED AND LOCKED.

_____ Move In: Tenant acknowledges receiving property cleaned as described in these instructions and agrees to return property to Landlord in same condition. At date of move out cleaning and repairs will be charged at Landlords current rate at that time.

Date: _____

Tenant

The Renaissance Companies, LLC
Landlord

Tenant

By: Bill Shaw

_____ Move Out:

Tenants Forwarding Address:

