



Fortunes Property
Management
Real Estate

there's no place like home

Move-Out Cleaning Requirements For Residential Units Managed By Fortunes Property Management

KITCHENS

1. All cabinets and drawers need to be wiped down inside and out.
2. Clean off top of all cabinets.
3. All appliances must be thoroughly cleaned inside, outside and behind unit, including but not limited to the oven/stove, dishwasher, microwave, refrigerator, washer and dryer. Do not use harsh cleansers or abrasive pads on the appliances' surfaces as it will destroy the finish.
4. All gasket seals must be cleaned (i.e., stove, refrigerator, and dishwasher.)
5. Ice trays must be cleaned out. If automatic, please dump ice, wash tray and replace.
6. Water and ice area in door must be cleaned out.
7. Drip pans, oven racks and hood (top & underneath) - exhaust fan for stove must be cleaned. Replace the vent filter if it cannot be cleaned. Replace burned out light bulbs in the oven hood.
8. Garbage disposal must be clean of debris and operating.
9. Counter tops and sink must be clean. Please remove hard watermarks, stains, and soap scum.
10. Floors must be clean. Please pay special attention to corners, under refrigerator and under stove. Be careful not to tear vinyl flooring or mar wood flooring when moving any appliance(s).

BATHROOMS

1. Tub, shower and sink must be thoroughly cleaned—use disinfectant if necessary. Please remove all hard watermarks, stains and soap scum.
2. All grout in bathroom must be cleaned and free of mold, mildew, etc.
3. Toilet must be cleaned inside and out, around and behind. All hard water rings and buildup must be removed even under the rim.
4. Medicine cabinet must be wiped down inside and out.
5. Mirrors must be cleaned and free of spots.
6. Cabinets must be wiped down inside and out.
7. Exhaust fan and light bulbs/fixtures must be cleaned.
8. Floor must be clean. Please pay special attention to corners.

CARPETS

All carpets must be professionally cleaned and a receipt provided or you may have us clean them for you and the cost will be deducted from your deposits. Make sure you vacuum thoroughly or the carpet person may charge an extra fee. Nails, coins, etc. that are in the carpet due to moving may break the cleaning machine. Please remove them.

_____ Tenant initial

AIR CONDITIONING AND HEATING UNITS

All AC filters must be changed or cleaned if they are permanent. AC filter covers and vent covers are to be cleaned and or vacuumed. If we find an AC unit with an excessively dirty filter, tenants will be charged to have the unit checked by a licensed AC company.

_____ Tenant initial



MISCELLANEOUS

1. All plant shelves and closet shelves must be wiped down and free of dust and debris.
2. All ceiling fans & light fixtures (including bulbs) must be cleaned & in working order.
3. Baseboards must be wiped down.
4. Please brush all walls with broom. No spider webs please.
5. All nails are to be removed. Nail hole patching must be professional.
6. Please clean top of all doors.
7. Please clean all windows inside and out. This includes all blinds and window sills. Broken and/or damaged blinds will be charged to the tenant's security deposit. Dust off all window screens. Repair or replace any damaged window screen. Replace any cracked /broken windows.
8. Repair or replace any holes behind doors, fractured door frames and/or splintered doors.
9. Repair any sheet rock damaged walls.
10. Any touch up or re-paint (if walls have been tenant painted with permission) must have the correct color and sheen. If unknown, it must be "Builder's White".
11. Replace any missing door stops.

OUTSIDE

1. All plants and shrubs neatly trimmed and manicured.
2. All weeds and debris must be removed from rock areas. Rocks must be raked.
3. Grass mowed and edged.
4. Driveway, garage and patio must be cleaned. All grease and debris removed.
5. Please brush outside of house with broom to remove all spider webs, etc.
6. All pet debris / feces must be removed.
7. All trash and debris must be removed from property.
8. Remove all furniture and personal property. If you are leaving anything behind, please get permission in writing from management.
9. Remove any personal property that you may have installed with or without management's written authorization and restore the property back to its original condition.

UTILITIES MUST REMAIN ON FOR MOVE-OUT INSPECTIONS AND MUST REMAIN ON FOR 72 HOURS AFTER MOVE-OUT INSPECTION FOR CLEANING AND REPAIRS. IF UTILITIES HAVE TO BE TURNED ON FOR CLEANUP AND REPAIRS, IT WILL BE DONE AT TENANTS' EXPENSE.

_____ Date _____
Tenant Date

_____ Date _____
Tenant Date

_____ Date _____
Fortunes Property Management