



### Achieving the most return of your security deposit

**Carpet Cleaning:** Professional carpet cleaning with receipt is a requirement of your lease. Self-cleaning/renting a steam cleaner does not fulfill the lease obligation. This receipt must be provided at the date and time of inspection OR prior to.

**Fireplace and Gutters:** Professionally cleaned, receipt required. Services may be completed no more than 1 month in advance of your departure. Fireplace cleaning is required regardless of whether or not you have used the fireplace – only wood burning fireplaces and wood stoves are included in this requirement. Gas fireplaces do not need to be professionally cleaned. This receipt must be provided at the date and time of inspection OR prior to.

**House Cleaning:** Many tenants choose to hire professional cleaners at the end of their tenancy. Receipts for house cleaning are not required however it is your responsibility to ensure that you and your cleaners have done a thorough job. Items that cleaners often miss (resulting in charges):

- Oven: The self-cleaning feature often works well on the main compartment of the oven however the ash still needs to be removed. The storage drawer below is often overlooked!
- Cabinets: Cabinet doors above cooking surfaces and below sinks are soiled need extra effort to clean. Shelf liners must be removed unless they were present at move-in
- Blinds/Light fixtures/Ceiling fans: Dusted and free of debris and dead bugs.
- Caulking and grouting: Intact and free of mildew and stains
- Windows: Glass, window sills, and window tracks (in between the window and storm/screen).
- Exhaust fans and vent covers: Free of dust and grease.

#### General:

- Parking passes/fobs/remotes: Return all that were provided. Must be returned the date/time of inspection or prior
- Lawn: Mowed no earlier than 5 days prior to your move out date and free of leaves and debris. Garden beds should be weeded, shrubs reasonably trimmed.
- Lightbulbs: You will be charged for each lightbulb that is burned out. You will also be charged for mismatched light bulbs and bulbs of the incorrect type.
- Seasonal Info: Yard should be raked within 1 week of move out, and leaves removed from property. In the event of snow, driveways and sidewalks should be cleared. Exterior hose cut offs should be winterized (Fall/Winter). Heat should be set no lower than 55 degrees (Fall/Winter). Air conditioning should be left on no higher than 74 (Spring/Summer).
- Trash/Moving Supplies: All removed from the Premises. Leaving items on the curb for pick up is not acceptable unless prior arrangements have been made for pick-up.
- All exterior satellite dishes have been removed, and any damage repaired by a professional
- If you have an oil tank, it must be filled and receipt provided
- Please empty all ice from the freezer and leave ice make in "off" position/setting
- Remove all interior/exterior television cable unless they were preexisting prior to your move-in.
- PETS: The lease obligation of a professional tick/flea treatment must be fulfilled to avoid being charged.



**Painting and Touch-Up:** Your lease allows for normal wear on painted surfaces. You are not required to paint or touch up walls however If you attempt to do so and your efforts are not satisfactory, you may be charged to return the walls to their pre-move in condition. Contact us if you have questions.

**Vendors:** You may select your own vendor for services. We highly recommend 1 vendor: Carpet cleaning - Absolute Carpet Care - 703-925-0022. We do not provide any other suggested vendors.