



Cleaning and Clearing Instructions & Condition of Unit at Vacancy

Thank you for choosing Miller & Miller Properties, we appreciate your tenancy with us. Please review the following list as you prepare for the walk through inspection. The lease agreement requires you to leave the premises clean and undamaged. Specifically here are items to be addressed:

1. Clean outside and inside of appliances: refrigerator, stove/oven, and microwave.
2. Remove all debris from refrigerator and cabinets.
3. Vacuum and mop floors.
4. Clean toilets, vanities, and tubs.
5. Wipe down washer and dryer.
6. Replace light bulbs and batteries that no longer function: replace AIR filter.
7. All personal items and trash to be removed. Unit should be empty at walk through. Anything that has to be hauled away will be a charge to the tenant. All trash has to be **IN** the trashcan, they will not pick up "extra trash", it is your responsibility to haul it away.
8. Clean/sweep back deck and garage floor.
9. If mini-blinds are broken replace them.
10. **If you had pets, clean up ALL pet hair. Baseboards, under appliances, etc.
11. Painting: we understand the normal touch-ups that are required. However, if there is excessive work for the painter and he charges extra, it will be deducted from the security deposit.
12. Return keys & remote to our office in dropbox by front door.
13. Schedule your utilities to be rolled back into our account "Jimmy Miller Construction" beginning the day your lease ends. This can be scheduled in advance. Any unpaid utilities or charges will be billed to the tenant.
14. A good rule of thumb is to leave the unit in the condition you moved in, considering normal wear and tear. If there are any issues when the walk through is completed there will be a charge against your security deposit. We will take pictures and discuss any issues with you. There is a standard \$60.00 rekey and \$150.00 carpet cleaning fee that is deducted from the security deposit per the lease. However, the remaining balance will be returned pending there are no charges related to damages or extra cleaning that is required. Move out inspections are scheduled Monday through Friday 8am-3pm, except for holidays.

Please provide a forwarding address for return of security deposit.