

Mid-Valley Property Management Move-Out Letter

**250 N. M Street
Tulare, CA 93274
(559) 684-9094**

Dear Tenant,

The main reason for a security deposit is to assure that tenants take reasonable care in his or her use of a rental property. Reasonable care means that the property should be returned to the owner in nearly the same condition as it was when originally rented. This assumes that the tenant will need to spend some time and effort in cleaning and repairing the property prior to vacating so that the owner can re-rent it quickly. The owner much prefers returning your security deposit for a clean house to using some portion of the deposit to have the house cleaned.

We thank you for renting from us and hope that you can use the attached list to make your move out easier. Please note that some normal wear and tear from living in the property is expected. This list was used by us to clean and prepare the property prior to your occupancy. The house was clean at that time. A cleaning crew will be used in the event that any of the following items are left uncompleted. Charges for this service, as well as any damage, rent owed and fees owed, will be deducted from your deposit.

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Move-Out Check List

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The following is a checklist of items that the property owner expects the resident to complete:

Walls and Woodwork

- Clean dirty or marked walls
- Woodwork, such as doors and doorframes, must be free of fingerprints and smudges.
- Baseboards must be clean of dirt and smudges.
- Cracked or damaged outlet covers and light switch covers need to be replaced.

Floors

- All tile/vinyl/hardwood floors must be swept and mopped after the apartment/home is vacated.
- All carpets must be vacuumed and professionally cleaned after the apartment/home is vacated. (Home or rented machines are not approved cleaning methods). Please be prepared to give us a copy of the receipt.

Lights and Fixtures

- All light covers and ceiling fans must be clean of dirt and dust.
- Broken covers and ceiling fans must be replaced with like product.
- Make sure there are no missing light bulbs.

Kitchen

- Sinks and faucets must be scoured clean and free of calcium deposits.
- Stovetops must be washed and free of grease.
- Ovens, oven vent and oven hood must be clean of grease and splatters.

Countertops, shelves and drawers must be wiped clean.
Refrigerator, if any, must be washed clean, inside and out.
Dishwasher, if any, must be washed clean, inside and out.

Bathroom

Sinks and faucets must be scoured clean and free of calcium deposits.
Medicine cabinets, shelves and drawers must be wiped clean.
Shower and tub must be scoured clean of dirt, calcium deposits, black mildew and soap, including soap tray, windowsill and shower doors if any.
Toilet must be scoured clean of any calcium deposit or stains, including the base and seat area.

Windows and Sliding-Glass Doors

All windows and sliding-glass doors must be washed inside and out.
Window and door tracks must be vacuumed clean of dirt and insects.
Any damaged window screens must be replaced or re-screened.
Any damaged window treatments, i.e. curtains or blinds, must be replaced with like product.

Exterior and Storage

All storage areas must be swept or hosed clean of dust, dryer lint, etc.
The garage or carport must be swept or hosed clean. All oil stains removed.
Yard must be clean of all paper, trash and litter.
Gravel yards must be free of weeds.
Lawn, if any, must be mowed and reasonably free of weeds.
Flowerbeds, if any, must be free of weeds.
Weeds and grass in dirt only areas in back and side yards must be removed
Dog droppings must be removed.

Miscellaneous

Air Conditioning/Heating filters must be replaced.
Fireplace, if any, must be clean of all ashes and wood.