

Tenant Move Out Checklist

Vacating and Cleaning Instructions

For your convenience, we have prepared a checklist of items you will need to complete prior to moving day. Remember, all expenses related to us returning your home to rent-ready condition will be billed at your expense and deducted from your security deposit. For this reason, it is extremely important that you allow ample time to perform every item on this checklist. Also enclosed is an Itemized List of Common Deposit Deductions for your reference. After you complete the checklist completely, your Disposition of Deposit and refund will be returned to you within 30 days. Before moving, please remember to email us with your new forwarding address or make sure to have mail forwarding in place. Depending on when we've received the 30-day notice to vacate, you will owe for 30 days. If we are able to get it rented and you move out earlier, we will prorate the rent back to you.

Kitchen

- Walls: Wipe down all wall surfaces and doors, remove all nails.
- Trim & Misc: Dust and wipe down all trim, heaters, vents, switch covers, and door knobs.
- Light Fixtures: Wash all light fixtures and replace burnt out light bulbs.
- Windows: Clean all windows, including tracks and window sills.
- Blinds: Dust and wipe down all blinds. Replace any broken blinds.
- Cabinets: Empty all cabinets and drawers, vacuum if needed, and thoroughly wash inside and out.
- Refrigerator/Freezer: Empty contents. Remove all shelves and drawers and completely wash. Wash down all surfaces inside and outside of refrigerator. Return shelves and drawers to proper positions.
- Oven/Stove: Oven: Clean racks and inside of oven to completely remove all stains. Stove: Wash down all surfaces of stove and stove top, including the sides, knobs, door, and drawer. Replace drip pans. Clean exhaust hood, fan, and filter.
- Dishwasher: Run empty dishwasher with dishwasher liquid. Thoroughly wipe down inside and out, including the door seal.
- Microwave: Wash down inside and outside of microwave.
- Sink/Fixtures: Clean sink, drains and faucets.
- Countertops: Clean all countertops and backsplash, including edges and corners.
- Floors: Sweep, mop, and wipe down all floor surfaces, including underneath refrigerator and stove.

Living Room/Dining Room/Office/Recreation Room

- Walls: Wipe down all wall surfaces and doors to remove smudges.
- Trim & Misc: Dust and wipe down all trim, heaters, vents, switch covers, and door knobs.
- Light Fixtures: Wash all light fixtures and replace burnt out light bulbs.
- Windows: Clean all windows, including tracks and window sills.
- Blinds: Dust and wipe down all blinds. Replace any broken blinds.
- Shelves: Wipe down all shelf surfaces.
- Stove/Fireplace: Clean inside and out.
- Floors: Sweep, mop and wipe down hard floor surfaces. Vacuum all carpet surfaces.

Bathroom

- Walls: Wipe down all wall surfaces and doors, remove all nails.
- Trim & Misc: Dust and wipe down all trim, heaters, vents, switch covers, and doorknobs.
- Light Fixtures: Wash all light fixtures and replace burnt out light bulbs.
- Windows: Clean all windows, including tracks and window sills.
- Blinds: Dust and wipe down all blinds. Replace any broken blinds.
- Cabinets: Empty all cabinets and drawers, vacuum if needed, and thoroughly wash inside and out. Clean mirror.
- Sink/Fixtures: Clean sink, drains, faucets, towel racks, and toilet paper holder.
- Countertops: Clean all countertops, including edges and corners.
- Bathtub/shower: Completely clean all surfaces inside and outside of the bathtub/shower.
- Toilet: Completely clean all surfaces of the toilet, including inside, and outside.
- Floors: Sweep, mop and wipe down all floor surfaces. Be sure to get into the corners and behind/around the toilet.

Closets

- Walls: Wipe down all wall surfaces and doors, remove all nails.
- Trim & Misc: Dust and wipe down all trim, heaters, vents, switch covers, and doorknobs.
- Light Fixtures: Wash all light fixtures and replace burnt out light bulbs.
- Shelves: Wipe down all shelf surfaces, including rods.

Garage/Outbuildings/Landscaping

- Remove all personal belongings and trash from the property
- Sweep shelves and floor surfaces of all garages and outbuildings.
- Mow and weed eat lawn. Dispose of grass clippings.
- Remove all weeds from the flower beds.
- Pick up and remove any animal droppings whether you have an animal or not.

General Make-Ready

- Ensure all smoke detectors are accounted for and have a working battery.
- Ensure carbon monoxide detector is accounted for and has a working battery.
- Ensure all damages have been repaired.
- Ensure all personal property and trash is removed from the property.
- After you have completed this checklist, do a final walk-through to ensure all items have been properly completed.
- Please leave garage door openers in the kitchen.
- If it is winter, please keep heat ON to at least 63 degrees Fahrenheit
- When you have completed this checklist and have done your final walk-through of the property, please give us a call to arrange the return of your keys to our office.

Your carpets will be professionally cleaned after you have returned your keys at your expense. If you've had the carpets professionally cleaned, please leave the receipt on the counter, or email it to office@wheelermanagement.com so you will not be double charged. The carpets must be cleaned to the satisfaction of Wheeler & Associates for reimbursement. We have enjoyed the opportunity to have you as a tenant. Please let us know if we can assist you in any way in the future.

Thank you!

Itemized List of Common Deposit Deductions

This list has been prepared for your information only. Actual charges will vary.

Cleaning

Kitchen

Clean Kitchen – Normal Cleaning	\$150.00
Clean Kitchen – Deep Clean	\$300.00
Oven & Stove (Inside/Outside/Underneath)	\$75.00
Refrigerator (Inside/Outside/Underneath)	\$75.00
Dishwasher (Inside/Outside)	\$75.00
Microwave (Inside/Outside/Underneath)	\$25.00
Cabinets (Wash Inside/Outside)	\$200.00
Countertops	\$25.00
Sweep and Mop Floors	\$25.00
Dust and Wash Trim	\$15.00
Wipe Down Walls	\$25.00
Drip Pan Replacement	\$35.00

Living Room/Dining Room/Office/Recreation Room

Normal Cleaning	\$100.00
Deep Clean	\$200.00
Sweep, Vacuum, Mop	\$50.00
Dust and Wash Trim	\$25.00
Wipe Down Walls	\$25.00

Bathroom

Bathroom – Normal Cleaning	\$100.00
Bathroom – Deep Clean	\$200.00
Bathtub/Shower	\$50.00
Sink	\$25.00
Cabinet (Inside/Outside)	\$25.00
Toilet	\$25.00
Sweep and Mop Floors	\$25.00
Dust and Wash Trim	\$25.00
Wipe Down Walls	\$25.00
Wipe Down Fixtures	\$15.00

Bedroom

Bedroom – Normal Cleaning	\$100.00
Bedroom – Deep Clean	\$200.00

Sweep, Vacuum, Mop	\$50.00
Dust and Wash Trim	\$25.00
Wipe Down Walls	\$25.00

General, Damages, Repairs and Disposal

Repair Drywall	
6" x 6"	\$75.00
12" x 12"	\$150.00
Wash Light Fixture (Each)	\$15.00
Replace Interior Door	\$100.00
Replace Exterior Door	\$250.00
Clean Ceiling Fan	\$25.00
Change Light Bulb (Each)	\$5.00
Replace Smoke Detector Batteries	\$25.00
Replace Carbon Monoxide Detector Batteries	\$25.00
Replace Smoke Detector	\$75.00
Replace Carbon Monoxide Detector	\$75.00
Replace Window Blinds	\$40.00
Replace Sliding Door Blinds	\$60.00
Carpet Cleaning (Normal)	\$150.00
Carpet Cleaning (Deep Clean)	\$200.00
Carpet Spot Treatment (Each)	\$15.00
Replace Filter	Varies
Replace Carpet (12' x 12' Room)	\$500.00
Replace Wood, Vinyl, Linoleum, Etc. Flooring (12 x 12 Room)	\$500.00
Repaint One Room (12' x 12')	\$300.00
Repair Kitchen Cabinet	\$150.00
Repair Kitchen Drawer	\$150.00
Wash Window (Including Tracks) (Inside)	\$20.00
Fill Nail Holes	\$25.00
Replace Interior Door Knob	\$25.00
Replace Exterior Door Lock	\$50.00
Pest or Rodent Extermination	\$150.00
Odor Removal	Varies

Exterior

Trash Removal (Per Load)	\$100.00
Mow Lawn	\$35 - \$75
Weed Flower Beds	\$35 - \$100

General Labor (Cleaning, Painting, Normal Repairs, Trash Removal, Etc)	\$25 - \$40/hr
Specialty Labor (Electrician, Drywall Repair, Plumber, Etc)	\$70 - \$100/hr