

Move Out Requirements – Residential Rental Contract

This checklist outlines the tenant responsibilities during the lease period and at move-out. By signing this form, the tenant acknowledges and agrees to maintain the property and complete the following items before vacating to avoid potential deductions from the security deposit.

General Responsibilities

1. Coordinate move-out walkthrough with Property Manager once the property is fully vacated.
2. Return all keys, garage remotes, other keys, & HOA passes to Property Management.
3. Provide receipt for professional carpet cleaning (including pet treatment) upon move-out.
4. Update forwarding address in the tenant portal prior to departure.
5. Notify Property Management at least 35 days before lease end if planning to move out.

Interior Maintenance

6. Remove all personal items, trash, and debris from the property, yard, and storage areas.
7. Clean all appliances thoroughly, including behind and underneath refrigerator.
8. Wipe down and clean inside/outside of cabinets, pantries, and closets.
9. Wipe all walls, baseboards, and woodwork. Clean all floors.
10. Dust and clean ceiling fans, light fixtures, and air vents.
11. Clean windows, blinds, tracks, and screens. Remove all cobwebs.
12. Deep clean and disinfect all bathrooms. Remove any mildew.
13. Sweep out and clean the garage. Remove all trash or leftover items.

Exterior Maintenance

14. Maintain yard: mow, edge, trim, pull weeds, and remove all debris. Pick up pet waste and dispose of it properly. Arrange pickup for any large items placed at the curb.
15. Clean gutters, remove leaves and pine straw from the roof, trim back any vines or brush from the siding & fence. Power wash exterior if needed.

Repairs & Safety

16. Replace return air filters and any burned-out bulbs with proper replacements.
17. Repair any tenant-caused damage or schedule necessary repairs.
18. If applicable, have fireplace inspected by a certified chimney sweep.

19. Patch, sand, and paint any nail holes or wall damage.
20. Ensure all blinds are functional and undamaged. Replace if needed.
21. Check that all smoke and CO detectors are in working order and have fresh batteries.

Utilities

22. Utilities must remain active for at least **five (5) business days after move-out** to allow for a final inspection.
23. Continue trash, yard debris pickup, and recycling services until all trash and debris has been picked up. Arrange for bulk pickup if needed.
24. Water-upon move-out turn off the main water valve at the street or the home's interior shutoff valve (if accessible). At minimum, shut off water to toilets, sinks, and washing machine to reduce risk of leaks or flooding.
25. Refrigerator/Ice Maker: If your refrigerator has an ice maker, please empty the ice bin and turn off the ice maker. When power is disconnected, melting ice can cause leaks or water damage.

By signing below, the tenant acknowledges receipt of this checklist and agrees to fulfill the responsibilities listed herein.

Tenant Signature & Date

Tenant Signature & Date

Property Manager Signature & Date