

RESIDENT MOVE-OUT GUIDELINES

1. Gently sweep ceilings for cobwebs and dust. Clean all ceiling fans, light fixtures, replace missing or burned out light bulbs. Use 60-watt bulbs unless fixtures state otherwise.
2. Clean all walls and baseboards. Some paint is difficult to wash, but try to get off the smudges, fingerprints and marks, but do not remove the paint.
3. Clean windows, window sills, blinds, storm windows, doors (including outside garage door to the garage) inside and out. Sliding glass door tracks must be clear of any dust, dirt, or sand and must be moving freely. Clean both sides of all doors (interior and exterior). Check for any torn screens or broken windows that need repair before move out.
4. Clean the stove, burner drip pans, oven, racks, oven door, broiler parts, hood, under the hood, filter and vent. Leave the broiler pan in the oven. If there is woodwork under the stove, be careful oven cleaner does not drip on the woodwork when the oven door is closed. If oven is self-cleaning do NOT use oven cleaner, you must follow self-cleaning instructions per the manufacturer.
5. Clean out and wipe down all kitchen cabinets, drawers and shelves, inside and out. Also, clean dishwasher and dishwasher lip of dishwasher door.
6. Clean refrigerator inside and out including all drawers and shelves with a mild soap and leave turned on.
7. Bathrooms should be scrubbed to include toilet bowls, seat and base, sink, mirror, vanity, floor, bathtub/shower, walls and floor. Make sure all soap scum is off the tubs, showers and doors. Wipe out medicine cabinets, drawers and cabinets; remove all soap and detergents (toilet paper may be left).
8. Mop all floors. ***All carpets must be thoroughly vacuumed by tenant and will be professionally cleaned by Select 1 Realty after the house is vacant and cost will be taken from your security deposit.*** The receipt will be provided to you along with your security deposit refund notice.
9. Sweep out the garage. Make sure you have a **final garbage pick-up and cancel your service**. Leave all cans (including recycle and green waste) empty and for the cities that take the cans after you cancel

service, please pull them to the curb for pickup or have neighbor pull them to the curb.

10. Mow the yard, edge and sweep all walkways and driveways. Rake the leaves and pick up all the trash that is blown in flower beds, etc. Also make sure the front porch area is swept, free of cobwebs and all porch lights are working.
11. Do not patch any nail holes or paint the walls. We will decide if there are excessive nail holes and if the walls are more than normal wear and tear per California law.
12. If a flat screen tv has been installed on a wall, please remove the brackets, but do not patch the molly bolt holes nor paint. Select 1 Realty will take care of this and charge accordingly.
13. If any Dish Services were installed at the property, those devices must be professionally removed and any holes patched professionally.
14. Make sure all smoke detectors and carbon monoxide detectors are working (ie, batteries).
15. **Return to Select 1 Realty's office all property keys, pool keys, and garage door/security openers. If all keys that were given to you at move-in are not returned at move-out, Select 1 Realty will charge you the cost of rekeying the property. Rent will be charged daily if all keys are not returned on move out date.**