

SECURITY/DAMAGE AND CLEANING FORM

In order for your Security/Damage and cleaning deposit to be refunded, the following requirements must be met.

1. The property will be in the same condition or better upon vacating as was prior to your occupancy. (Fair wear and tear will be taken into consideration).
2. 30 days Written notice of vacating property no later than the first day of the month given to: Preference Properties LLC at 705 East Wilcox, Sierra Vista, AZ 85635.
3. Property will be checked out only after tenant has completed all final cleaning & final pest spray has been done. Checkouts will be **made by appointment** from 10:00 a.m. to 4:00 p.m. Monday through Friday. UTILITIES TO REMAIN ON FOR 3 BUSINESS DAYS AFTER THE INSPECTION.

Please be sure that any **damages have been repaired prior** to our walk through. It is less expensive if you do it.

MILITARY STYLE CLEAN OUT – PROFESSIONALLY CLEANED A copy of company **approved providers** will be provided. (**Paid receipts will be required** at time of final inspection.) Some of the items required are listed below. A detailed list will be provided when you turn in your 30 Day Notice.

1. All windows washed inside and outside. (Screens unlock from the inside and are removed from the outside. If you have bent them replace them.)
2. Floors vacuumed, washed and waxed.
3. Range, oven unit and hood vent cleaned. If burner pans are soiled replace them. Be sure to clean under the burners. Place hood vent screen in dishwasher to clean.
4. All cabinets, counter tops, drawers and cupboards cleaned (inside and out.) Lemon oil or “Old English” helps on cabinet fronts.
5. Refrigerator/freezer cleaned. (Inside, outside, top bottom & under.)
6. All light fixtures cleaned and put back in place. Replace bulbs as necessary.
7. All door frames, baseboards and walls wiped down.
8. All outlet plates and heating cooling plates cleaned.

9. Patch and repaint nail holes to match existing paint. Be careful to verify if it is gloss, semi-gloss or flat paint!
10. Mirrors, tubs/showers and enclosures, and toilets are to be cleaned. Use of vinegar or a commercial cleanser and a pumice stone, while you are living in the home removes the calcium/lime buildup. **Scrub toilets with the pumice stone not tubs or showers.**
11. Carpets **professionally** STEAM cleaned, sanitized, and repaired throughout by a licensed and bonded company. (Paid receipt required.) If you have a pet additional stain removal & deodorizer to be included in the cleaning. Ask Landlord on approved cleaners. This to be done after all the interior cleaning and repairs has been done prior to walk through.
12. Carports, garages & storage sheds to be swept out & cleaned for grease and oil. Sidewalks & entryways to be swept out and hosed off. Exterior light fixtures to be cleaned and bulbs working.
13. Yard, front and rear to be free of weeds and debris. (Round-Up, Ortho Ground clear or Doomsday used periodically especially during the rainy season keeps the weed problems under control.)
14. Properly dispose of all trash and garbage. It is your responsibility to call the garbage company if an extra pick up is required.
15. Final pest extermination (inside & out) to be done after carpets are dry. Receipt to be turned in at the final walk through from a certified extermination company.

Receipts for the professional cleaning, carpet cleaning & pest extermination are required at check out.

We are proud of our home and thank you for helping maintain that pride!

Debby DeRosa, Preference Properties LLC

803-RENT (7368)

Tenant(s) initials



SAMPLE