

Cleaning Requirements for Deposit Refund

This form is to be used as a guideline only and will be provided again when you turn in your Notice to Vacate.

In the event that the cleaning done by the undersigned is not satisfactory order, they hereby authorize Tuscan Sun Property Management and their owners, employees and agents to perform cleaning to their standards at a rate of \$35 per hour and deduct any work performed from the security deposit.

Kitchen:

The stove and oven must be thoroughly cleaned including oven racks and under top elements. Clean the hood, and clean and/or replace the hood filter. Defrost the refrigerator, clean, turn off and leave the refrigerator door open. Clean all the cabinets and drawers inside and out. Remove all nails and hangers from the walls, and wipes down as needed. Clean all windows inside and out, clean window sills and tracks. Clean flooring thoroughly, including underneath the refrigerator. Clean draperies, or have draperies dry cleaned if necessary (tenant cost).

Living Room:

Clean all closets, including shelves, walls and floors. Remove all nails and hangers from the walls; wash down walls to remove any black marks, furniture scratches and finger marks as needed. Clean all the windows inside and out, as well as all sills and tracks. Vacuum all draperies and blinds, or have draperies dry cleaned as necessary (tenant cost).

Bedrooms:

Clean all closets including shelves, walls and floors. Remove all nails and hooks from the walls. Wash down all walls to remove any black marks, furniture scratches and finger marks as needed. Clean all of the windows inside and out, as well as sills and tracks. Vacuum all draperies/blinds, and have draperies dry cleaned if needed (tenant cost). All carpets must be professionally cleaned as stated in the Tenant Rules and Regulations.

Carpets:

Upon vacating premises, all carpets must be professionally cleaned. You may use the company of your choosing and present us with a receipt upon move out or Tuscan Sun will provide a carpet cleaner for you and will take the amount out of your security deposit. If carpet is not cleaned to our satisfaction you may still be charged for carpet cleaning.

Miscellaneous:

Wipe down all doors to remove finger marks and stains. Clean all slider doors and tracks inside and out. All Baseboards must be thoroughly wiped down. Clean fireplace/wood stove inside and out. Clean all back yard areas, rake leaves, and sweep patios. ** DO NOT PUTTY HOLES OR DO ANY PAINTING.

When you have finished cleaning, turn in keys to Tuscan Sun Property Management. If the apartment/house has been satisfactorily cleaned and there are no damages or past due rent, your deposit will be sent to your forwarding address within 21 days. If the apartment/house requires additional cleaning or repairs, the charges for cleaning, repairs and lost rent will be deducted from your deposit. If the charges for cleaning and repair exceed your deposit, you will be billed for the additional amount.

Signature _____

Date _____

Signature _____

Date _____

Signature _____

Date _____

Signature _____

Date _____