

VACATING CHECKLIST

We understand that your last few weeks of residence will be exceptionally busy ones. However, we do request that you attend to a number of important details:

- We must know the exact date the home will be completely vacant so that we may represent the property as being available for new tenants on that date and so that the final inspection can be scheduled.
- If vacating in winter, set the thermostat no lower than 60 degrees to prevent freezing of pipes. If your home is heated with oil, do not forget to have the oil tank filled before you vacate.
- We must have your forwarding address.
- All utilities must remain on until the final day of your lease unless otherwise authorized and you must provide us with proof of payment of your final water bill where applicable before your deposit will be refunded.
- Condition of home should be move-in ready for new tenants.

Please remember that a certain amount of cleaning is expected of you when you move out. It is our goal to refund 100% of your security deposit and by following the checklist below you will help us achieve that goal. If you need assistance with any of these items we have a list of professionals that we can refer you to, please call us 703-330-1776.

Kitchen

- ___ All exhaust fans and vent covers should be in working order and free of dust and grease. Filter screens can be washed in the dishwasher.
- ___ Kitchen cabinets, shelves, drawers, and counter tops must be washed inside and outside and all shelf liner removed.
- ___ Refrigerators and freezers must be cleaned inside and outside. They must also be pulled out and all dust and dirt must be removed from the back, sides, floor, and walls surrounding the appliance. Leave refrigerators and freezers running; do not disconnect or turn them off.
- ___ Stoves, ovens, cook tops, and microwaves, must be cleaned inside and outside, including the areas around and underneath them. Do not use steel wool on appliances; plastic scrub pads work best. Be sure to operate the self-clean cycle if applicable.
- ___ Dishwashers and trash compactors must be cleaned inside and outside, especially the inside lip of the door, and the drain filter.
- ___ All sinks, faucets and garbage disposals must be washed out and wiped clean.
- ___ Kitchen walls and floors must be washed and free of stains, dust, dirt, and grease. Any floors that need to be oiled or waxed must be treated as required.

Bathrooms

- ___ All bathroom floors and walls must be cleaned with particular attention paid to the grout and caulking. Re-caulk areas as needed.
- ___ All tubs, showers, sinks, and commodes must be cleaned, disinfected and free of soap scum and cleanser residues.
- ___ All medicine cabinets, vanities and drawers must be cleaned inside and outside, and shelf liners removed. All mirrors should be wiped.



All Rooms

- ___ If you have made any alterations to the home, including painting, you must restore it to its original condition unless otherwise agreed to.
- ___ All non-carpeted floors should be free of stains, dust and debris and should be washed and waxed where appropriate.
- ___ All windows, screens, storm windows and window sills must be washed. This includes the area between the sash (interior window) and storm windows or screens.
- ___ All window treatments such as curtain rods, shades and blinds that were provided must be cleaned and left in good working order.
- ___ Sliding glass doors must be wiped and the door tracks must be cleaned.
- ___ All walls, ceilings and closet interiors must be free of smudges, grease and food stains. A light cleanser such as "Soft scrub" will remove black marks from walls.
- ___ All woodwork, moldings, trims, doors and baseboards must be free of dirt, dust and stains.
- ___ All electrical outlets and switch plates must be free of dirt and smudges.
- ___ All light bulbs must be in working order and light fixtures must be cleaned inside and out.
- ___ All smoke and carbon monoxide detectors must be in working order with fresh batteries.
- ___ Laundry and utility rooms must be free of dust, dirt and debris.
- ___ Washing machine exterior must be cleaned and the inside left free of soap residue.
- ___ Dryer exterior must be cleaned and the filter screen left free of lint.
- ___ Furnace filters must be changed.
- ___ All fireplaces must be broom swept and free of ashes, wood and debris.
- ___ Chimneys should be professionally cleaned.
- ___ **All carpeted surfaces including steps must be professionally cleaned by an APPROVED VENDOR** (please contact Freedom Property Management for this information), with a copy of the paid receipt available at the time of the final inspection. If you have a pet, carpets must also be treated for odor and pests. Should carpets be unsatisfactorily cleaned and/or treated by an unapproved vendor, they will be cleaned and/or treated again at your expense.

Grounds

- ___ All trash, yard debris, and personal items must be removed from the property. If trash collection is not scheduled for the day you vacate, please make arrangements ahead of time to have the bulk removed prior to that date. A minimal amount of trash may be left at the curb or pick up point.
- ___ If there was a supply of firewood when you moved in then a like amount should be left on departure. Please make sure it is not stacked against the home.
- ___ If you have an oil tank it must be filled.
- ___ All flower and shrub beds must be clean and free of weeds, leaves, and debris. Be advised we do not consider leaves and debris to be mulch.
- ___ All shrubs must be neatly trimmed.
- ___ All grass must be cut and free of debris.
- ___ All walkways must be swept and free of weeds.
- ___ If your vehicle has leaked oil in the garage or driveway the oil stain must be removed. There are a number of products available that will accomplish this.
- ___ If you have a garage, please make sure it is swept clean. If there were tools present when you moved in make sure they are all in place when you leave.



- ___ If you have a tool shed please sweep it. Clean up any chemical spills and make sure all tools are in their proper place.
- ___ All garden tools must be cleaned, including BBQ grills.
- ___ Gutters and downspouts must be free of leaves and debris.

Pests

- ___ You are responsible for the elimination of any pests present in or about the home prior to vacating. Fleas and roaches can be particularly difficult to eradicate, so please make every effort to see that the home is left pest free, especially if you have a pet. Should an infestation of any kind be discovered after you move out, it will be treated at your expense.

Keys

- ___ All keys, garage door openers, parking placards, etc., will be collected at the time of the final inspection. Kindly place these items in an envelope and leave in plain sight on the kitchen counter. There will be a \$25 charge for each key not returned.

Security Deposit

- ___ You can expect a refund of your security deposit within 45 days. If damage is noted, we must receive estimates or invoices from vendors before your deposit can be returned minus the cost of damage. This can take up to 30 days from the date of the inspection. Remember to provide us with your forwarding address and proof of payment of your final utility bills, where applicable.

Note: *Your Lease Agreement terminates at 5:00 p.m. on the final day of your tenancy. All cleaning, carpet treatment, yard work, trash removal, etc must be finished at this time. Receipt of payment for final bill of all utilities, must be turned into main office before receiving back your deposit. Should you not fulfill all of these obligations, they will be completed for you by Freedom Property Management at your expense.*

Thank you for your cooperation!
The Freedom Property Management Staff