

J & J PROPERTY INVESTMENTS, LLC

MOVE OUT PROCEDURES:

An inspection of your rented space will be made after all furniture and personal belongings have been removed and your keys have been returned. The return of your security deposit is based on this inspection.

General Condition: The space must be vacuumed, broom-swept and moped. All appliances, cabinets, counter tops, sinks, tub(s) and toilets must be cleaned. All trash and belongings must be removed from the interior and exterior of the property.

Range/Oven: Remove all cooking stains from the range, drawer and burners as well as interior of oven. Clean underneath of range top. Make sure all cooking racks are clean and intact.

Carpet: Any carpet belonging to the rented space must be commercially shampooed and a receipt presented. If you prefer that we have it done, the charge will be deducted from the deposit. Charges will also be made for any damages, i.e. burns, odors, stains, pet odors, and torn carpeting.

Walls: If additional painting or repairs are necessary not related to normal wear and tear, you will be charged.

Storage Bin: If you have a storage bin or basement it must also be clean and empty.

Disposal of furniture: All items must be disposed of by the Tenant. These items may not be placed in or around the dumpster/garbage can. You will be charged if we have to call for a truck to pick up your furniture and dispose of it, or if we have to make a special trip to take it to the curb.

The Tenant acknowledges that JJPI, LLC. fully reserves the right to amend this Agreement at any time by notifying me due to any unforeseen costs due to repairs during or after move out due to tenant caused damages and or material/labor increases.

The following are a few typical minimum damage and cleaning charges:

Trash removal and furniture removal	\$20.00/bag or \$75.00/hr
Clean refrigerator	\$20.00
Clean stove (over/range)	\$20.00
Clean kitchen sink/countertop	\$20.00
Clean bathtub	\$15.00
Clean bathroom sink/vanity	\$15.00
Clean toilet	\$15.00
Change Locks (if keys are not returned)	\$60.00
Mailbox broken	\$35.00
Garage door opener (damaged or not returned)	\$50.00/per opener
Clean carpets	\$75.00/room
Mop floors/vacuum carpet	\$15.00/room
Replace smoke/carbon alarm batteries	\$5.00/alarm
Replace regular light bulbs	\$2.00/each
Replace decorative vanity light bulbs	\$5.00/each
Replace broken/missing light covers	\$20.00/each
Patch screw/large nail holes	\$2.00/hole
Window screen (torn or missing)	\$40.00/each
Replace horizontal mini blinds	\$35.00/each
Replace vertical blinds	\$90.00/each
Broken glass (window)	\$75.00/each
Repaint	\$150.00/per room
Sink/tub chips/stains	\$50.00
Damaged doors (interior only, incl. closet)	\$150.00/each
Damaged exterior doors	\$350.00/each
Yard maintenance	\$45.00/per hour
Degreaser for property, driveway etc.	\$300.00/each
Wallpaper removal or extra painting	time/materials
Remove shelf paper, decals and adhesive	time/materials
Patch repair holes in walls	time/materials
Formica countertop damage	time/materials
Re-inspection Fee*** (2 or more inspections required)	\$100.00 per inspection

*** = if move out inspection is scheduled/not completed. Ex: missing the appointment and/or not being fully moved out at the time of scheduled inspection.

Tenant(s) acknowledge receipt of this form and understanding of these procedures. Again these are typical charges and are not limited to just the list above.

Tenant Signature(s): _____

Date: _____

Initials of all Tenants: _____