



1504 South Smith Street • Chattanooga, TN 37412
423.208.9444 • Fax 888.517.5420

tenants@chattanoogaapm.com • www.chattanoogaapm.com

MOVE OUT GUIDELINES

We appreciate your taking the time to restore the property to the condition in which you found it. When working thru the process of moving out, pay particular attention to the following items, as these are the most common charges we see upon move out. Your move out charges may include items not shown below, depending on the property, condition, and others factors.

- Return all keys, remotes, access cards, etc.
- Remove all picture hooks, nails or screws from the walls
- DO NOT spackle or touch-up paint – if a wall needs repair/repaint, contact our office for instructions.
- Clean bathroom(s) thoroughly including ALL fixtures, mirrors, cabinets, walls and floors
- Remove all personal items, trash, debris, and packing materials from property
- Clean and sweep all closets & storage areas and remove all hangers and debris
- Clean all kitchen appliances (including dishwasher) and cabinets inside and out.
- Clean all windows and leave them closed and locked
- Be sure all blinds & screens are clean/undamaged
- Sweep the patios/deck area and garage
- Mow and clean the yard, including flowerbeds (if applicable)
- Replace drip pans on stove.
- Replace the heating system filter
- Replace any burned out light bulbs and clean fixtures
- Leave the premises undamaged, beyond normal wear and tear

Dirt is not considered wear & tear – not on floors, walls, fixtures, etc.

We've enclosed a chart of estimated charges. We will use this chart as a starting point when calculating the disposition of your security deposit. These are NOT quotes, but rather minimum estimates of what you may be charged. **NOTE: Doing it yourself is much cheaper.**

If you would like a copy of our detailed cleaning instructions to help guide you, please contact our office.



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COMMON MOVE OUT CHARGES

These are NOT quotes, but rather minimum estimates of what you may be charged

Clean appliances (each)	\$75
Repair laminate countertop burns	\$125+
Clean cabinets inside & out or clean out fireplace	\$50
Sweep & mop or vacuum floor (per room)	\$15
Replace drip pans	\$30
Clean full bathrooms	\$75 & up
Remove stickers from tub, mirror, door or wall surface	\$30
Replace stained or broken toilet seat	\$25
Remove or patch carpet stain or damage	\$75 & up
Clean or replace mini-blinds or replace HVAC filter (each)	\$15
Vertical blinds beyond repair	\$150 (\$5 each broken/missing slats)
Wallpaper damage	\$200 & up
Wall repair (ex: doorknob hole/dent; any hole >2mm)	\$45 & up
Repaint (per wall) – all wall repair requires painting the wall	\$75 & up
Trash, furniture, junk removal/disposal	\$75 per 4x8 truckload (extra fee for paint, chemicals, tires, etc)
Garage floor or driveway pressure wash	\$150
Mow lawn or clean out flowerbed (each bed)	\$75 & up
Replace doors due to damage	\$200 & up
Replace door stops, bulbs, outlet covers (each)	\$3 (\$8 for fluorescent tubes)
Clean windows & screens	\$15 each
Clean vents/ceiling fans (each)	\$15
Rekey locks changed by tenant (per cylinder)	\$75 (extra if drilling is required)
Replace mailbox, gate or pool keys (each)	\$75
Landscape major clean up	\$300
Replace carpet & pad due to stains/damage/pet odor	\$2200+ (avg 1600 SF, 3 BR home)
Flea treatment (per visit – multiple visits necessary)	\$85
Replace garage/gate remotes, pool card, etc (each)	\$100
Replace damaged/torn/missing screens (each)	\$50
Estimate fees for damages over \$1000	5% of estimate amount