

MOVE-OUT CHARGE SHEET

This Move-Out Charge Sheet is part of the lease and provides notice of common cleaning, repair, replacement, and removal charges that may be assessed after move-out.

All listed charges are minimum charges unless otherwise stated. Final charges may be higher based on the unit condition, labor required, material costs, vendor pricing, disposal fees, and scope of work. If a listed charge does not cover the full cost to restore the unit, or if an item is not listed, the resident may be charged the actual cost.

Normal wear and tear will not be charged. Charges may be assessed for damage, missing items, excessive cleaning, trash or personal property removal, unauthorized alterations, odor treatment, pest treatment caused by resident-related conditions, unpaid charges, and other costs beyond normal wear and tear.

Charges are assessed after possession is returned, the move-out inspection is completed, and any necessary estimates, invoices, or internal cost calculations are obtained. Replacement charges may be prorated where required by law or company policy.

This Charge Sheet is not exhaustive, and all charges remain subject to the lease and applicable law.

APPLIANCES AND APPLIANCE PARTS

Item / Condition	Minimum Charge
Appliance repairs, parts replacement, or full replacement due to misuse, neglect, improper cleaning, missing parts, or resident-caused damage	ACTUAL COST
Drip pan replacement	\$25 per pan
Garbage disposal repair or replacement due to misuse	\$150

BLINDS, WINDOW COVERINGS & WINDOWS

Item / Condition	Minimum Charge
Blinds – restringing or rehanging	\$35 per set
Blinds – vinyl blind replacement	\$35 per set
Blinds – faux wood replacement, up to 36” wide	\$100 per set
Blinds – faux wood replacement, over 36” wide	\$150 per set
Oversized, specialty, or custom blind/shade replacement	ACTUAL COST
Window screen replacement	\$50
Window, glass, frame, sill, or track repairs or replacements	ACTUAL COST

CABINETS, COUNTERTOPS, CLOSETS & BUILT-INS

Item / Condition	Minimum Charge
Cabinet door or drawer repair	\$50
Cabinet and countertop repairs or replacements	ACTUAL COST
Damage to shelves, closets, hardware, or built-in fixtures	ACTUAL COST

CLEANING, TRASH REMOVAL, ODOR & PEST TREATMENT

Item / Condition	Minimum Charge
Cleaning – standard by the room Rooms may include bedrooms, bathrooms, kitchens, living rooms, dining rooms, laundry rooms, offices, bonus rooms, finished basements, garages, storage areas, or any other separately identifiable room or area requiring cleaning	\$35 per room

Item / Condition	Minimum Charge
Cleaning – biohazard removal or other specialty remediation cleaning	ACTUAL COST
Appliance detailing	\$35 per appliance
Dryer trap cleaning	\$25
Odor treatment – lingering odors including trash, pet, food, cooking, mildew, or similar odors	\$100 per treatment
Odor treatment – smoke, vape, marijuana, hookah, cigar, or cigarette odor/residue	\$575
Pest control –caused by improper housekeeping, pets, trash, food storage, or similar conditions	ACTUAL COST
Trash removal – small items and loose trash	\$50 per bag
Trash removal – furniture, oversized items, or abandoned personal property, including but not limited to mattresses, box springs, couches, recliners, dressers, desks, tables, shelving units, appliances (tenant owned), televisions, etc.	\$75 per item

DOORS, LOCKS, KEYS, AND ACCESS DEVICES

Item / Condition	Minimum Charge
Door hinge, stopper, or minor hardware replacement	\$25
Door repairs or replacements including frames, exterior doors, and interior doors	ACTUAL COST
Lock change due to failure to return keys	\$75 per door
Lock change due to removal of unauthorized lock, smart lock, keypad, or security device	\$125 per door
Key replacement – unit keys and mailbox keys	\$25 per key
Key replacement – fobs, remotes, access cards, garage door opener, or other specialty access devices	\$75 per device

FLOORING

Item / Condition	Minimum Charge
Carpet shampooing	\$75 per room
Pet urine extraction – additional to base cleaning charge	\$100 per room
Carpet, hardwood, LVT/LVP, tile, subfloor, or other flooring patches and repairs	The greater of \$50 per affected area or ACTUAL COST
Carpet, hardwood, LVT/LVP, tile, subfloor, or other flooring replacements	ACTUAL COST

LIGHTING, ELECTRICAL & SAFETY DEVICES

Item / Condition	Minimum Charge
Light bulb replacement	\$5 per bulb
Outlet cover or switch plate replacement	\$5 per plate
Vent cover replacement	\$15 per cover
Fire extinguisher – missing, discharged, or damaged fire extinguisher	\$125
Fixture replacement – globes or shades	\$50
Fixture replacement – flush mount	\$75
Fixture replacement – ceiling fan without light	\$125
Fixture replacement – ceiling fan with light	\$175
Smoke detector or CO detector replacement	\$50
Sprinkler head, sprinkler-linked detector, or fire/life-safety system damage	ACTUAL COST

PAINT, WALLS, CEILINGS, AND TRIM

Item / Condition	Minimum Charge
Excessive nail holes, screw holes, anchors, hooks, tape marks, adhesive damage, or picture-hanging damage beyond normal wear and tear.	\$15 per affected area
Removal of unauthorized fixtures, shelves, hardware, adhesive products, wallpaper, contact paper, or alterations	ACTUAL COST
Drywall repair – small area, up to approximately 6” x 6”	\$50 per area
Drywall repair – medium area, up to approximately 12” x 12”	\$100 per area
Drywall repair – large area, over approximately 12” x 12”	The greater of \$150 per area or ACTUAL COST
Paint – wall painting due to resident-caused damage, marks, stains, scuffs, residue, unauthorized paint, smoke, or other conditions beyond normal wear and tear	\$1/sq. ft.
Paint – doors	\$50 per door
Paint – baseboard & trim	\$100 per room
Paint – ceiling	\$200 per room

PLUMBING AND BATHROOM FIXTURES

Item / Condition	Minimum Charge
Drain clog caused by resident misuse, foreign objects, wipes, grease, hair, or improper items placed in drain	\$75
Drain stopper or assembly replacement	\$35
Mirror replacement	\$150
Showerhead replacement	\$35
Toilet seat replacement	\$35
Toilet tank lid replacement	\$100
Toilet replacement	The greater of \$200 or ACTUAL COST
Toilet paper holder or bar replacement	\$25
Towel bar replacement	\$50
Sink, faucet, vanity, or plumbing fixture damage	ACTUAL COST
Bathtub/shower damage, resurfacing, repair, or replacement	ACTUAL COST

EXTERIOR, GARAGE, PATIO, BALCONY, AND YARD ITEMS

Item / Condition	Minimum Charge
Exterior, garage, driveway, patio, balcony, parking area, landscaping, fence, gate, yard, or exterior fixture damage	ACTUAL COST
Pressure washing	\$50 per surface