



Thank you for giving notice of your intent to vacate the Premises. Under the Lease and North Carolina landlord-tenant law, the Premises must be returned in a clean and well-maintained condition, similar to or better than when you took possession, except for normal wear and tear. The Security Deposit will be returned in full, minus any lawful deductions, as long as all Lease obligations are met. Please review the following checklist, which outlines common items tenants often overlook when moving out.

- Tenant shall cooperate with showings of the property for sale or rent prior to lease termination and maintain the premises in a clean and presentable condition during such showings.
- Tenant is responsible for placing all unwanted items out for regular trash collection. For large items requiring special removal, tenant must arrange with the local Department of Sanitation. All trash containers must be returned to their original location promptly after collection to avoid fines from any homeowners association or municipality. Tenant shall clean the interior of trash containers prior to vacating.
- Tenant shall remove all food, personal belongings, debris, and waste from the premises, including all storage areas, attics, closets, and outbuildings. Tenant shall not remove any fixtures, equipment (including CO detectors), or appliances belonging to the Landlord.
- Tenant shall thoroughly clean all appliances, both interior and exterior, including but not limited to refrigerator, stove, oven, microwave, dishwasher, and washer/dryer units. Tenant shall clean the stove and oven, replace stove drip pans, and remove any residue or soot following the self-cleaning oven cycle.
- Tenant shall empty all refrigerator ice trays and disable ice makers prior to utility disconnection. Failure to do so may result in ice melting and causing damage to the refrigerator and flooring. Tenant shall be responsible for any damage caused by negligence in this regard.
- Tenant shall clean the interior and exterior of all cabinets, drawers, countertops, sinks, and fixtures in kitchens and bathrooms.
- Tenant shall clean all shower doors, bathtubs, sinks, and remove soap scum or mildew.
- Tenant shall tighten or repair bathroom towel bars, toilet paper holders, and any loose fixtures caused by tenant use.
- Tenant shall replace all burned-out light bulbs with bulbs of appropriate wattage and type.
- Tenant shall replace all air filters in the heating and cooling systems with filters of the appropriate size.
- Tenant shall remove all marks, handprints, and pet-related stains from windows, doors, walls, and other surfaces.
- Tenant shall clean all ceiling fans, light fixtures, blinds, and window treatments. Damaged blinds or window coverings must be repaired or replaced by tenant.
- If the property contains a wood-burning fireplace, tenant shall clean and remove all wood, ashes, and soot residue.
- Tenant shall arrange for professional carpet cleaning and provide the Agent with a paid receipt upon move-out.
- Tenant shall clean all floors, baseboards, garage, decks, patios, porches, walkways, and remove any stains such as oil or grease.
- Tenant shall maintain the lawn, shrubs, and landscaping free of weeds, leaves, pet waste, and debris prior to move-out.
- Tenant shall secure the premises by locking all doors and windows upon vacating. Tenant shall coordinate with the Agent regarding the return of all keys, garage remotes, mailbox keys, pool keys, and any other property-related access devices.
- Any paint touch-up performed by Tenant must match the original color and finish. Improper or inadequate repairs that cause additional damage or result in uneven or splotchy walls requiring repainting will be charged to Tenant. Professional touch-up painting is recommended if Tenant is not confident in performing proper touch-up work.
- Tenant shall leave the property free of pests and rodents. Any pest remediation required due to tenant negligence or unsanitary conditions will be the responsibility of the tenant.
- Refer to the Property Inspection Report provided at the commencement of the tenancy. This document serves as the baseline for assessing the condition of the Premises at move-out. Tenant must report any known damage in writing to the Landlord or Agent prior to vacating the Premises.
- Tenant shall provide a forwarding address in writing to facilitate security deposit return and any necessary communication.

