



MOVE-OUT CHARGES / January 2026

Below is a list of charges for most of the things that we have to repair or replace when tenants move out and leave their dwelling in need of something. Please note that these charges are just a base-line and are not all-inclusive. Other charges may apply that are not listed, and the below charges are subject to change and/or may vary. Most of the time, however, the charges are exactly as shown. Of course, we give allowances for normal wear and tear and for the length of the time that an item has been in use. Replacement charges include parts and labor.

Cleaning

Clean refrigerator	50.00-100.00
Clean stove top	35.00-100.00
Clean oven	50.00-100.00
Clean stove hood	50.00
Clean kitchen cabinets	50.00-100.00
Clean kitchen floor	35.00
Clean tub/shower surround	50.0-100.00
Clean toilet and sink	25.00
Clean bathroom cabinets & floor	25.00
Vacuum through dwelling	75.00
Clean oil from parking space	100.00
Clean Whole House (additional fees may apply)	350.00

Flooring

Clean carpets (per room; extra charge for heavy stains)	100.00
Deodorize carpet	100.00
Replace carpet @ \$3.50 per sq ft, min charge	100.00
Repair hardwood floor @ \$4.00 per sq ft, min charge	100.00
Replace kitchen vinyl floor \$5.00 per sq ft min charge	100.00
Repair floor tile, \$7.50 per sq ft, min charge	100.00

Walls

Clean Walls - cost per room	65.00
Repair hole in wall (not from picture)	175.00
Repaint (per wall/ceiling)	120.00

Plumbing

Replace kitchen faucet	375.00
Replace bathroom faucet	275.00
Replace shower head	60.00
Replace toilet	500.00
Replace garbage disposal	350.00

Locks

Replace key (door or mailbox)	25.00
Replace passage door lock	60.00
Replace deadbolt lock	50.00
Replace mailbox lock	35.00

Windows and Window Coverings

Replace window pane	270.00
Rescreen window screen	60.00

Miscellaneous

Replace refrigerator shelf	200.00
Replace stove/oven knob	70.00
Replace mirror	170.00
Replace medicine cabinet	175.00
Replace towel bar	30.00
Replace shower curtain rod	25.00
Replace shower/tub enclosure	1,000.00
Repair porcelain	135.00
Replace thermostat	120.00

Doors

Repair forced door damage	175.00
Replace door (inside)	300.00
Replace door (outside)	950.00
Replace sliding glass door (single)	1,200.00
Replace sliding glass door (double)	2,800.00
Rescreen sliding door screen	170.00
Replace sliding door screen	320.00

Electrical

Replace light bulb	2.00
Replace light fixture globe	40.00
Replace light fixture	110.00
Replace electrical outlet/switch	20.00
Replace electrical cover plate	2.00

Replace fire extinguisher	50.00
Fumigate for fleas	175.00
Replace smoke detector	40.00
Replace carbon monoxide alarm	65.00
Replace combo detector/alarm	90.00
Replace battery (per battery)	5.00
Cut grass - for typical cut	60.00
Window cleaning	50.00 - 175.00
Television/Heavy Electronic disposal	50.00 each

Tenant Signature

Date

Tenant Signature

Date

Landlord Signature

Date

