

AM Management, Inc.
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Move-Out Cleaning List & Charges

This is a list of items that will be inspected at checkout time. It is important to follow the list carefully in order to receive your security deposit in full. These cleaning procedures/charges are an addendum to your lease if not already stated.

- Remove **all** items from the unit. You will be charged for the removal of any items or trash from the unit (this includes cleaning supplies left behind).
- All vent covers must be free of dust and debris.
- All cabinets and drawers in the unit: empty, wash inside and out.
- Wipe the refrigerator and freezer clean. **DO NOT UNPLUG THE REFRIGERATOR and be sure the temperature is up to at least 2.**
- Inside of oven must be cleaned, also clean top, front, control panel, hood, drip pans, broiler, and drip pans (replace if needed).
- All countertops & sinks in the unit.
- Pull out all appliances (fridge and stove) to clean underneath and around them.
- Clean and sterilize inside of toilet bowl, base, seat, lid and top.
- Clean and sterilize shower/tub, remove all soap scum and residue.
- All carpets must be vacuumed and all hard surfaces swept and mopped. If necessary, carpet must be cleaned by tenant. If cleaning needs to be done and is not done by tenant, it will be deducted from your security deposit. Carpets should be brought back to original condition.
- Clean all light fixtures, clean and replace burnt out bulbs. If you have burnt out fluorescent lights, call the office **PRIOR** to check out so they can be replaced.
- Clean the glass and sills of all windows. Clean all blinds. **If blinds are left greasy or dirty they may be replaced at your expense, even if they are not otherwise damaged.**
- Remove all nails, tacks, tape, wall-mounts, etc. from walls. **DO NOT PATCH THE HOLES – WE WILL PATCH THE NAIL HOLES AT NO CHARGE.**

The following is a list of **estimated charges for neglecting to clean upon move-out:

Light Clean - **\$200.00 - \$300.00**

Normal Clean - **\$300.00 - \$400.00**

Heavy Clean - **\$400.00 +**

Carpet Cleaning: Depends on the size of the unit, stains, etc. A standard 2 bed, 1 bath unit is normally \$100.00. This can be considerably higher if pet urine is detected.

Remember that cleaners charge by the hour, not by room or specific area. Not only will they have to clean any neglected areas, but they will have to retrace their own steps. The best way to avoid cleaning charges is to completely clean your apartment.

You will also be charged for any damaged or destroyed items, windows, or doors, damaged or neglected blinds, carpets (if they have endured more than normal wear and tear), lock and keys (if damaged or not returned), fire extinguishers (if missing or discharged), smoke alarms (if missing or broken,) and painting (if the walls have sustained more than normal wear and tear).

You are able to leave new light bulbs on the counter if you are unable to change them in your unit and you will not be charged for replacing them.

Should you hire someone to professionally clean your unit or carpets, please provide us with a receipt to show you had it done.

Below is a list of carpet cleaners that we have used in the past:

Actually Clean	(319) 688-9626 (Iowa City)
Carpet Care Plus	(319) 621-6869
Americlean	(800) 716-0604 www.americleaniowa.com

The attached is a list of **estimated charges for neglecting to clean or replace upon move-out:

DAMAGE/MOVEOUT CHARGES

Door Knobs

Passage Set - \$45.00
Locking Handle - \$45.00
Laundry/Closet knob - \$5.00

Door Replacement

Sliding Closet/Bi-Fold Closet - \$100-\$150
Bedroom, Bathroom, Closet - \$100-\$300
Door and Trim - \$200 - \$300
Screen Door (repair) - \$45.00
Screen Door (replace) - \$100.00
Bypass Door Wheel (tops of mostly closet door) - \$10.00
Floor Guide (mostly closet doors) - \$10.00
Unit Door - \$200-\$300
Peep Hole - \$15.00

Lock/Keys

Mail lock - \$15.00
Key copy - \$10.00
Unit Lock Replacement - \$70.00
Building Key - \$10.00

Blinds

Patio blind slats - \$5/slat
Patio track - \$30-\$45
Bedroom mini-blinds - \$25-\$50
Pull/turn stick - \$5.00
2 BR Living Room/3 Blinds - Small \$30/Large \$50
Sycamore Coop Blinds - \$65

Kitchen Items

Garbage Disposal - \$150.00
Kitchen Sprayer - \$10.00
Drip Pans - \$20.00 for 4
Microwave Splatter Shield - \$35.00

Refrigerator Parts

Shelf Rack - \$40.00
Glass Shelf (1/2 piece) - \$60.00
Glass Shelf (whole piece) - \$100.00
Interior Door Panel - \$65.00
Handle - \$70.00

Light Globes/Shades/Fixtures

Large Light Globe - \$25.00
Small Light Globe - \$10.00
Bedroom Light Shade - \$10.00
Bath Vanity Light Shield - \$5.00
Bath Vent Cover - \$25.00
Deck Light Fixture - \$25.00
Light Bulb - \$3.00
Vanity Light Bulb - \$5.00
Light Switch 2-way - \$5.00
Light Switch 3-Way - \$7.00
Outlet Cover - \$3.00

Bathroom Items

Mirror (each half) - \$15.00
Mirror (pull only) - \$3.00
Mirror Tracks - \$5.00
Sink Stopper (bath) - \$15.00
Toilet - \$150.00
Toilet Paper Dispenser - \$10.00
Toilet Seat - \$20.00
Toilet Tank - \$60.00
Toilet Tank Lid - \$30.00
Towel Bar - \$20.00
Shower Head - \$15.00

General Items

Fire Extinguisher - \$80.00
Fire Extinguisher Bracket Outlet - \$10.00
Covers - \$3.00
Doorstop - \$5.00
Hole Repair (Over 8") - \$75.00
Hole Repair (Under 8") - \$60.00
Screen Clip - \$2.00
Screen Repair - \$25.00
Screen Replacement - \$45.00
Window Replacement - \$400.00
Patio Door/Window - \$1000.00
Smoke Detector - \$50.00
Smoke Detector Battery Thermostat - \$5.00
Fan Chain Pull - \$10.00
Fan 3-way Switch - \$20.00
Furnace Filter - \$20.00
Handheld Garage Opener - \$60.00