

CLEANING ATTACHMENT TO RESIDENTIAL RENTAL CONTRACT

This Cleaning Attachment, taken together with your completed Move-In Inspection Form, establishes the level of cleanliness we expect you to meet when you check out, minus normal wear and tear. Receipts must be provided for carpet cleaning, flea treatment (if you've had a pet during the lease term), and chimney inspection (and cleaning if necessary).

The following items are expected to be completed prior to our inspection of the property.

- 1. All floors are to be cleaned thoroughly. This includes mopping vinyl and hardwood floors. DO NOT wax "no wax floors or tile". Hardwood floors should be scrubbed, waxed and buffed. If the house is carpeted, the carpet must be PROFESSIONALLY cleaned by a truck mounted service provider and a paid receipt will be required upon our arrival for the inspection. Rental machines are not acceptable.
2. The Return Air Filter(s) must be changed. Clean the cover and surrounding area. Clean all floor and/or ceiling vents.
3. Any noticeable marks on the walls are to be cleaned. Please do not remove picture hangers from the walls. Simply remove the pictures and leave the hangers in place. If you have used exceptionally large nails or screws to hang pictures, etc., you may be responsible to restore the wall to its original appearance. If painting is necessary, contact us for approval.
4. All windows are to be washed inside and outside. All screens are to be washed. Window sills must be wiped free of dust and bugs.
5. All appliances are to be cleaned thoroughly, inside and outside.
a. The range must be free of grease and crumbs.
b. The broiler pan, oven, oven racks, and oven drawer must be free of grease and crumbs.
c. The drip pans, must be cleaned, and if unserviceable, replaced.
d. The refrigerator must be cleaned thoroughly, including the rubber seals, coils, and drip pan.
e. All cabinets and drawers must be washed inside and outside.
f. All floor areas around the appliances must be mopped.
6. All baseboards, door jambs, and ceilings should be wiped free of dust, cobwebs and food. All closet floors and shelves must be cleaned.
7. Bathroom(s):
a. All surfaces must be scoured and disinfected. No mildew or soap scum should be present.
b. All cabinets, including the medicine cabinets must be washed inside and outside.
c. Mirrors must be cleaned.
d. All faucets must be cleaned.
e. Pipes must be dust free.
8. Ceiling fans and light fixtures are to be cleaned inside and outside. All burned out bulbs must be replaced.
9. The fireplace, if used, must be cleaned by a Professional Chimney Sweep. If not used, it must be inspected by a Professional Chimney Sweep and certified clean. Paid receipts must be provided to us when we arrive to perform our inspection.
10. The garage and/or carport must be swept. The utility room must be swept and free of debris.
11. The yard must be mowed, raked and edged. Gutters must be free of leaves and pine needles. Walks and driveways are to be edged and swept. Shrubs are to be trimmed. ALL TRASH MUST BE REMOVED FROM THE PROPERTY.
12. Remove all excessive dirt and cobwebs from the exterior of the home. The Move-In Inspection Form will be used to determine excessiveness.
13. Bare spots and holes caused by pets, vehicles and/or children's toys must be filled in, leveled, fertilized and seeded.
14. ALL PERSONAL BELONGINGS MUST BE OUT OF THE HOUSE BEFORE OUR ARRIVAL TO PERFORM YOUR INSPECTION.
15. The utilities MUST be on during your move-out inspection and must remain on until the house has completely passed inspection. Failure to have the utilities on will result in additional expenses for reconnecting utilities (You will be required to have the utilities turned back on in your name), re-inspecting the property and additional rent until the inspection is completed (refer to paragraph 17.).
16. When moving, DO NOT park or drive the moving truck in the front yard. This could result in broken water, and/or sewer/septic lines.
17. If, for any reason, the house is not completely ready for inspection upon our arrival, you will be charged a \$50.00 re-inspection fee. NO EXCEPTIONS. You will continue to be charged rent for the period the property has not passed the inspection. You may postpone and reschedule inspections with reasonable notice.

I, (We), have read and understand the above Cleaning Attachment, Exhibit "B" to the Residential Rental Lease.

Signature (Seal) Date
Signature (Seal) Date
Landlord/Agent (Seal) Date



"No changes are authorized to this lease unless first coordinated and approved by the Board of Directors, Jacksonville Board of REALTORS."

