

## ADDENDUM A: Move-Out Charges

Schedule of cleaning, paint repair and replacement charges.

The lease agreement includes a one-time charge for cleaning and paint touch-up

- \$75 per bedroom for Bedroom
- \$50 per bedroom for Common Area

This fee is for normal cleaning (see definition below) *and* paint touch-up (see definition below).

### BEDROOM

#### Clean

Item	Description	Standard	Excessive
Interior Clean	Clean	N/A	\$50.00
Pet Odor	Remove Odor	N/A	\$250.00
Pet Flea Removal	Remove Fleas	\$50.00	\$300.00

#### Floor

Item	Description	Repair	Replace
LVT Floor(per square foot)	Repair/Replace	\$5.00	\$10.00

#### Paint

Item	Description	Standard	Excessive
Paint Walls	Paint	N/A	\$50.00
Paint Trim	Paint	N/A	\$25.00
Paint Ceiling	Paint	N/A	\$75.00
Paint Door	Paint	N/A	\$55.00
Paint Closet Wall	Paint	N/A	\$20.00
Paint Closet Trim	Paint	N/A	\$10.00
Paint Closet Ceiling	Paint	N/A	\$20.00

#### Maintenance

Item	Description	Repair	Replace
Bedroom Door	Repair/Replace	\$50.00	\$200.00
Bedroom Door with Jamb	Repair/Replace	N/A	\$300.00
Bedroom Door Knob	Repair/Replace	\$15.00	\$50.00
Blind – Window	Repair/Replace	N/A	\$80.00
Blind – Wand/Valance	Repair/Replace	\$2.00	\$10.00
Closet Door	Repair/Replace	\$50.00	\$200.00
Closet Door with Jamb	Repair/Replace	N/A	\$300.00

<b>Closet Door Knobs</b>	<b>Repair/Replace</b>	<b>\$15.00</b>	<b>\$50.00</b>
<b>Closet Door Stops</b>	<b>Repair/Replace</b>	<b>\$2.00</b>	<b>\$4.00</b>
<b>Flush Mount Light Fixture</b>	<b>Replace</b>	<b>N/A</b>	<b>\$15.00</b>
<b>Ceiling Fan Blades</b>	<b>Repair/Replace</b>	<b>\$15.00</b>	<b>\$35.00</b>
<b>Ceiling Fan Globes</b>	<b>Repair/Replace</b>	<b>\$8.00</b>	<b>\$40.00</b>
<b>Ceiling Fan</b>	<b>Repair/Replace</b>	<b>\$50.00</b>	<b>\$100.00</b>
<b>Closet Shelving</b>	<b>Repair/Replace</b>	<b>\$25.00</b>	<b>\$65.00</b>
<b>Electrical Recept &amp; Plate Covers</b>	<b>Repair/Replace</b>	<b>\$2.00</b>	<b>\$4.00</b>
<b>Sheetrock Small Hole/Scratch</b>	<b>Repair</b>	<b>\$20.00</b>	<b>N/A</b>
<b>Sheetrock Large</b>	<b>Repair</b>	<b>\$50.00</b>	<b>N/A</b>
<b>Smoke Detector</b>	<b>Replace</b>	<b>N/A</b>	<b>\$30.00</b>
<b>Window Lock</b>	<b>Repair/Replace</b>	<b>\$5.00</b>	<b>\$15.00</b>
<b>Window Glass/Sash</b>	<b>Replace</b>	<b>N/A</b>	<b>\$200.00</b>
<b>Recess/Can Light Bulbs</b>	<b>Replace</b>	<b>N/A</b>	<b>\$7.00</b>
<b>Candle Light Bulbs</b>	<b>Replace</b>	<b>N/A</b>	<b>\$4.00</b>
<b>Standard LED Light Bulbs</b>	<b>Replace</b>	<b>N/A</b>	<b>\$7.00</b>
<b>LVT Floor(per square foot)</b>	<b>Repair/Replace</b>	<b>\$5.00</b>	<b>\$10.00</b>

## **BATHROOM**

### **Clean**

<b>Item</b>	<b>Description</b>	<b>Standard</b>	<b>Excessive</b>
<b>Interior Clean</b>	<b>Clean</b>	<b>N/A</b>	<b>\$100.00</b>

### **Paint**

<b>Item</b>	<b>Description</b>	<b>Standard</b>	<b>Excessive</b>
<b>Paint Bath Walls</b>	<b>Paint</b>	<b>N/A</b>	<b>\$25.00</b>
<b>Paint Bath Trim</b>	<b>Paint</b>	<b>N/A</b>	<b>\$18.00</b>
<b>Paint Bath Ceiling</b>	<b>Paint</b>	<b>N/A</b>	<b>\$20.00</b>
<b>Paint Door</b>	<b>Paint</b>	<b>N/A</b>	<b>\$55.00</b>

### **Maintenance**

<b>Item</b>	<b>Description</b>	<b>Repair</b>	<b>Replace</b>
<b>Cabinet Door</b>	<b>Repair/Replace</b>	<b>\$30.00</b>	<b>\$60.00</b>
<b>Cabinet Drawer</b>	<b>Repair/Replace</b>	<b>\$30.00</b>	<b>\$60.00</b>
<b>Cabinet Shelving</b>	<b>Repair/Replace</b>	<b>\$15.00</b>	<b>\$30.00</b>

<b>Recess/Can Light Bulbs</b>	<b>Replace</b>	<b>N/A</b>	<b>\$7.00</b>
<b>Candle Light Bulbs</b>	<b>Replace</b>	<b>N/A</b>	<b>\$4.00</b>
<b>Standard Light Bulbs</b>	<b>Replace</b>	<b>N/A</b>	<b>\$7.00</b>
<b>Recessed Light Fixture</b>	<b>Repair/Replace</b>	<b>\$15.00</b>	<b>\$40.00</b>
<b>Vanity Light Fixture</b>	<b>Repair/Replace</b>	<b>\$40.00</b>	<b>\$80.00</b>
<b>Mirror</b>	<b>Repair/Replace</b>	<b>N/A</b>	<b>\$70.00</b>
<b>Showerhead</b>	<b>Repair/Replace</b>	<b>\$7.00</b>	<b>\$40.00</b>
<b>Shower Curtain Rod</b>	<b>Repair/Replace</b>	<b>\$10.00</b>	<b>\$30.00</b>
<b>Tub Stopper Replace</b>	<b>Replace</b>	<b>N/A</b>	<b>\$10.00</b>
<b>Sink Stopper Replace</b>	<b>Replace</b>	<b>N/A</b>	<b>\$10.00</b>
<b>Toilet</b>	<b>Repair/Replace</b>	<b>\$15.00</b>	<b>\$100.00</b>
<b>Toilet Paper Holder</b>	<b>Repair/Replace</b>	<b>\$5.00</b>	<b>\$8.00</b>
<b>Towel Bar</b>	<b>Repair/Replace</b>	<b>\$8.00</b>	<b>\$20.00</b>
<b>Sink</b>	<b>Repair/Replace</b>	<b>\$40.00</b>	<b>\$100.00</b>
<b>Tub/Vanity</b>	<b>Repair/Replace</b>	<b>\$500.00</b>	<b>\$900.00</b>
<b>Door</b>	<b>Repair/Replace</b>	<b>\$50.00</b>	<b>\$175.00</b>
<b>Door with Jamb</b>	<b>Repair/Replace</b>	<b>\$70.00</b>	<b>\$300.00</b>
<b>Door Knobs</b>	<b>Repair/Replace</b>	<b>\$15.00</b>	<b>\$50.00</b>
<b>Door Stops</b>	<b>Repair/Replace</b>	<b>\$2.00</b>	<b>\$4.00</b>
<b>Electrical Recept &amp; Plate Covers</b>	<b>Repair/Replace</b>	<b>\$2.00</b>	<b>\$4.00</b>
<b>Sheetrock Repair Small Hole</b>	<b>Repair</b>	<b>\$20.00</b>	<b>N/A</b>
<b>Sheetrock Repair Large Hole</b>	<b>Repair</b>	<b>\$50.00</b>	<b>N/A</b>
<b>Blinds</b>	<b>Replace</b>	<b>N/A</b>	<b>\$80.00</b>
<b>LVT Floor(per square foot)</b>	<b>Repair/Replace</b>	<b>varies</b>	<b>varies</b>
<b>Smoke Detector Replace</b>	<b>Replace</b>	<b>N/A</b>	<b>\$30.00</b>

**Miscellaneous**

<b>Item</b>	<b>Description</b>	<b>Repair</b>	<b>Replace</b>
<b>Front Door Key Fob</b>	<b>Replace</b>	<b>N/A</b>	<b>\$50.00</b>
<b>Mailbox Key</b>	<b>Replace</b>	<b>N/A</b>	<b>\$25.00</b>
<b>Trash Out (per bag)</b>	<b>Trash Out</b>	<b>N/A</b>	<b>\$25.00</b>
<b>Unauthorized PET</b>	<b>Unauthorized Pet</b>	<b>N/A</b>	<b>\$500.00</b>

**COMMON AREA - LIVING ROOM****Clean**

<b>Item</b>	<b>Description</b>	<b>Standard</b>	<b>Excessive</b>
<b>Interior Clean</b>	<b>Standard/Excessive</b>	<b>NA</b>	<b>\$100.00</b>
<b>Pet Odor</b>	<b>Standard/Excessive</b>	<b>N/A</b>	<b>\$250.00</b>
<b>Pet Flea Removal</b>	<b>Standard/Excessive</b>	<b>N/A</b>	<b>\$300.00</b>
<b>Remove Other Odor</b>	<b>Standard/Excessive</b>	<b>N/A</b>	<b>\$250.00</b>

**Paint**

<b>Item</b>	<b>Description</b>	<b>Standard</b>	<b>Excessive</b>
<b>Paint LR Walls</b>	<b>Paint</b>	<b>N/A</b>	<b>\$50.00</b>
<b>Paint LR Trim</b>	<b>Paint</b>	<b>N/A</b>	<b>\$35.00</b>
<b>Paint LR Ceiling</b>	<b>Paint</b>	<b>N/A</b>	<b>\$75.00</b>
<b>Paint Closet Wall</b>	<b>Paint</b>	<b>N/A</b>	<b>\$30.00</b>
<b>Paint Closet Trim</b>	<b>Paint</b>	<b>N/A</b>	<b>\$15.00</b>
<b>Paint Closet Ceiling</b>	<b>Paint</b>	<b>N/A</b>	<b>\$30.00</b>

**Floor**

<b>Item</b>	<b>Description</b>	<b>Repair</b>	<b>Replace</b>
<b>LVT Floor(per square foot)</b>	<b>Repair/Replace</b>	<b>\$5.00</b>	<b>\$10.00</b>

**Maintenance**

<b>Item</b>	<b>Description</b>	<b>Repair</b>	<b>Replace</b>
<b>Blind – Wand</b>	<b>Repair/Replace</b>	<b>\$2.00</b>	<b>\$10.00</b>
<b>Blind – Window</b>	<b>Repair/Replace</b>	<b>N/A</b>	<b>\$80.00</b>
<b>Blind – Double Window</b>	<b>Repair/Replace</b>	<b>N/A</b>	<b>\$150.00</b>
<b>Blind – Bathroom</b>	<b>Repair/Replace</b>	<b>N/A</b>	<b>\$80.00</b>
<b>Ceiling Fan Blades</b>	<b>Repair/Replace</b>	<b>\$15.00</b>	<b>\$35.00</b>
<b>Ceiling Fan Globe</b>	<b>Repair/Replace</b>	<b>\$8.00</b>	<b>\$40.00</b>
<b>Ceiling Fan</b>	<b>Repair/Replace</b>	<b>\$50.00</b>	<b>\$100.00</b>
<b>Door Closet</b>	<b>Repair/Replace</b>	<b>\$50.00</b>	<b>\$175.00</b>
<b>Door Front Numbers</b>	<b>Repair/Replace</b>	<b>\$15.00</b>	<b>\$30.00</b>
<b>Door Front</b>	<b>Repair/Replace</b>	<b>\$100.00</b>	<b>\$800.00</b>
<b>Door Front with Jamb</b>	<b>Repair/Replace</b>	<b>\$100.00</b>	<b>\$825.00</b>
<b>Door with Jambs</b>	<b>Repair/Replace</b>	<b>\$70.00</b>	<b>\$300.00</b>
<b>Door Knobs</b>	<b>Repair/Replace</b>	<b>\$15.00</b>	<b>\$50.00</b>

<b>Door Laundry</b>	<b>Repair/Replace</b>	<b>\$50.00</b>	<b>\$175.00</b>
<b>Front Door Locks (Schlage)</b>	<b>Repair/Replace</b>	<b>\$75.00</b>	<b>\$350.00</b>
<b>Door Stops</b>	<b>Repair/Replace</b>	<b>\$2.00</b>	<b>\$4.00</b>
<b>Electrical Recept &amp; Plate Covers</b>	<b>Repair/Replace</b>	<b>\$2.00</b>	<b>\$4.00</b>
<b>Fire Extinguisher</b>	<b>Replace</b>	<b>N/A</b>	<b>\$80.00</b>
<b>Recess/Can Light Bulbs</b>	<b>Replace</b>	<b>N/A</b>	<b>\$7.00</b>
<b>Candle Light Bulbs</b>	<b>Replace</b>	<b>N/A</b>	<b>\$4.00</b>
<b>Standard LED Light Bulbs</b>	<b>Replace</b>	<b>N/A</b>	<b>\$7.00</b>

#### Miscellaneous

<b>Item</b>	<b>Description</b>	<b>Repair</b>	<b>Replace</b>
<b>Pressure Washing</b>	<b>Pressure Wash</b>	<b>N/A</b>	<b>\$75.00</b>
<b>Porch Lights Replacement</b>	<b>Replace</b>	<b>N/A</b>	<b>\$5.00</b>
<b>Sheetrock Small Hole/Scratch</b>	<b>Repair</b>	<b>\$20.00</b>	<b>N/A</b>
<b>Sheetrock Repair Large</b>	<b>Repair</b>	<b>\$50.00</b>	<b>N/A</b>
<b>Thermostat</b>	<b>Repair/Replace</b>	<b>\$25.00</b>	<b>\$50.00</b>
<b>Smoke Detector Replace</b>	<b>Replace</b>	<b>N/A</b>	<b>\$30.00</b>
<b>Window Lock</b>	<b>Repair/Replace</b>	<b>\$7.00</b>	<b>\$30.00</b>
<b>Window Glass/Sash</b>	<b>Repair/Replace</b>	<b>\$20.00</b>	<b>\$200.00</b>

#### COMMON AREA - BATHROOM

##### Clean

<b>Item</b>	<b>Description</b>	<b>Standard</b>	<b>Excessive</b>
<b>Interior Clean</b>	<b>Clean</b>	<b>NA</b>	<b>\$50.00</b>
<b>Remove Other Odor</b>	<b>Clean</b>	<b>\$22.00</b>	<b>\$55.00</b>

##### Paint

<b>Item</b>	<b>Description</b>	<b>Standard</b>	<b>Excessive</b>
<b>Paint Walls</b>	<b>Paint</b>	<b>NA</b>	<b>\$25.00</b>
<b>Paint Trim</b>	<b>Paint</b>	<b>NA</b>	<b>\$18.00</b>
<b>Paint Ceiling</b>	<b>Paint</b>	<b>NA</b>	<b>\$20.00</b>

##### Maintenance

<b>Item</b>	<b>Description</b>	<b>Repair</b>	<b>Replace</b>
<b>Light Bulbs</b>	<b>Replace</b>	<b>N/A</b>	<b>\$7.00</b>
<b>Light Fixture</b>	<b>Repair/Replace</b>	<b>\$12.00</b>	<b>\$32.00</b>
<b>Mirror</b>	<b>Repair/Replace</b>	<b>N/A</b>	<b>\$175.00</b>

<b>Sink Stopper Replace</b>	<b>Replace</b>	<b>N/A</b>	<b>\$10.00</b>
<b>Toilet</b>	<b>Repair/Replace</b>	<b>\$15.00</b>	<b>\$75.00</b>
<b>Toilet Paper Holder</b>	<b>Replace</b>	<b>N/A</b>	<b>\$8.00</b>
<b>Towel Bar</b>	<b>Repair/Replace</b>	<b>\$8.00</b>	<b>\$20.00</b>
<b>Sink Cracked</b>	<b>Repair/Replace</b>	<b>\$40.00</b>	<b>\$100.00</b>
<b>Tub/Vanity Chipped</b>	<b>Repair/Replace</b>	<b>\$500.00</b>	<b>\$900.00</b>

**COMMON AREA- KITCHEN**

**Clean**

<b>Item</b>	<b>Description</b>	<b>Standard</b>	<b>Excessive</b>
<b>Interior Clean</b>	<b>Clean</b>	<b>NA</b>	<b>\$100.00</b>
<b>Stove Clean</b>	<b>Clean</b>	<b>NA</b>	<b>\$25.00</b>
<b>Refrigerator Clean</b>	<b>Clean</b>	<b>NA</b>	<b>\$25.00</b>
<b>Microwave Clean</b>	<b>Clean</b>	<b>NA</b>	<b>\$25.00</b>

**Paint**

<b>Item</b>	<b>Description</b>	<b>Standard</b>	<b>Excessive</b>
<b>Paint Walls</b>	<b>Paint</b>	<b>N/A</b>	<b>\$20.00</b>
<b>Paint Trim</b>	<b>Paint</b>	<b>N/A</b>	<b>\$16.00</b>
<b>Paint Ceiling</b>	<b>Paint</b>	<b>N/A</b>	<b>\$12.00</b>

**Maintenance**

<b>Item</b>	<b>Description</b>	<b>Repair</b>	<b>Replace</b>
<b>Cabinet Door</b>	<b>Repair/Replace</b>	<b>\$30.00</b>	<b>\$60.00</b>
<b>Cabinet Drawer</b>	<b>Repair/Replace</b>	<b>\$30.00</b>	<b>\$60.00</b>
<b>Cabinet Shelving</b>	<b>Repair/Replace</b>	<b>\$15.00</b>	<b>\$30.00</b>
<b>Dishwasher</b>	<b>Repair/Replace</b>	<b>\$100.00</b>	<b>\$499.00</b>
<b>Disposal (Removal)</b>	<b>Repair</b>	<b>N/A</b>	<b>\$70.00</b>
<b>Microwave</b>	<b>Repair/Replace</b>	<b>\$100.00</b>	<b>\$329.00</b>
<b>Microwave Turntable</b>	<b>Repair/Replace</b>	<b>\$8.00</b>	<b>\$22.00</b>
<b>Range</b>	<b>Repair/Replace</b>	<b>\$100.00</b>	<b>\$749.00</b>
<b>Refrigerator</b>	<b>Repair/Replace</b>	<b>\$100.00</b>	<b>\$1,500.00</b>
<b>Appliance Light Bulb</b>	<b>Replace</b>	<b>N/A</b>	<b>\$2.00</b>
<b>Light Cover</b>	<b>Repair/Replace</b>	<b>\$10.00</b>	<b>\$19.00</b>
<b>Light Fixture</b>	<b>Repair/Replace</b>	<b>\$12.00</b>	<b>\$32.00</b>
<b>Sink Stopper Replace</b>	<b>Replace</b>	<b>N/A</b>	<b>\$10.00</b>
<b>Sink Veggie Sprayer</b>	<b>Repair/Replace</b>	<b>\$15.00</b>	<b>\$45.00</b>

<b>Counter Top</b>	<b>Repair/Replace</b>	<b>varies</b>	<b>varies</b>
<b>Refrigerator Door Shelf</b>	<b>Replace</b>	<b>N/A</b>	<b>\$35.00</b>
<b>Freezer Door Shelf</b>	<b>Replace</b>	<b>N/A</b>	<b>\$62.00</b>
<b>Refrigerator Internal Shelf (Glass)</b>	<b>Replace</b>	<b>N/A</b>	<b>\$98.00</b>
<b>Refrigerator Crisper Drawer (1)</b>	<b>Replace</b>	<b>N/A</b>	<b>\$100.00</b>

**COMMON AREA - LAUNDRY & STAIRWELL**

**Clean**

<b>Item</b>	<b>Description</b>	<b>Standard</b>	<b>Excessive</b>
<b>Interior Clean</b>	<b>Clean</b>	<b>N/A</b>	<b>\$25.00</b>

<b>Item</b>	<b>Description</b>	<b>Standard</b>	<b>Excessive</b>
<b>Paint Walls</b>	<b>Paint</b>	<b>N/A</b>	<b>\$30.00</b>
<b>Paint Trim</b>	<b>Paint</b>	<b>N/A</b>	<b>\$15.00</b>
<b>Paint Ceiling</b>	<b>Paint</b>	<b>N/A</b>	<b>\$30.00</b>
<b>Paint Laundry Room Wall</b>	<b>Paint</b>	<b>N/A</b>	<b>\$16.00</b>
<b>Paint Laundry Room Trim</b>	<b>Paint</b>	<b>N/A</b>	<b>\$10.00</b>
<b>Paint Laundry Room Ceiling</b>	<b>Paint</b>	<b>N/A</b>	<b>\$8.00</b>
<b>Paint Exterior Door</b>	<b>Paint</b>	<b>N/A</b>	<b>\$10.00</b>

<b>Item</b>	<b>Description</b>	<b>Repair</b>	<b>Replace</b>
<b>Dryer</b>	<b>Repair/Replace</b>	<b>\$100.00</b>	<b>\$750.00</b>
<b>Washing Machine</b>	<b>Repair/Replace</b>	<b>\$100.00</b>	<b>\$750.00</b>
<b>Stair Railing Damage</b>	<b>Repair/Replace</b>	<b>\$50.00</b>	<b>\$105.00</b>
<b>Standard Light bulbs</b>	<b>Replace</b>	<b>N/A</b>	<b>\$7.00</b>
<b>Closet Shelving</b>	<b>Repair</b>	<b>\$20.00</b>	<b>\$65.00</b>

**Disclaimer:** The cost for normal wear and tear has been taken into account when pricing these items. All charges have been equally divided among roommates, regardless of who caused the damage. All charges include labor, workman's comp and general liability insurance. Please see definition for Standard and Excessive Cleaning and Standard and Excessive Painting.

**DEFINITIONS**

## **Bedroom**

**Standard Cleaning** – Your Paint/Cleaning fee covers the following:

- Cleaning of all trim (baseboards, window sills and molding, door molding and all doors)
- Wiping of all surfaces and drawers

**Excessive Cleaning** – Your Paint/Cleaning fee DOES NOT cover the following, and you will be billed back per Addendum A:

- Room not left in broom-swept/vacuumed condition and free of debris
- Replacing any light bulbs
- Dusting of ceilings and corners – must be free of spider webs and dirt
- Dusting of ceiling fan
- Removal of all personal possessions (including coat hangers), as well as garbage/trash
- Cleaning of air vents
- Dusting of blinds
- Cleaning of walls due to grease, spills, splatters or stains

**Standard Painting** – Your Paint/Cleaning fee covers the following:

- Any and all reasons to paint due to reasonable use
- Intentional alterations such as small and minimal nail holes smaller than 1/16”

**Excessive Painting** – Your Paint/Cleaning fee DOES NOT cover the following, and you will be billed back per Addendum A:

- Complete repaint due to excessive holes, grease, spills, splatters, stains, furniture marks, nail holes larger than 1/16”
- Complete re-paint due to tenant’s insufficient attempt to correct repairs
- Complete repaint or touch-up due to sheetrock repair

## **Bathroom**

**Standard Cleaning** – Your Paint/Cleaning fee covers the following:

- Cleaning of all trim (baseboards, window sills and molding, door molding and all doors)
- Wipe down on tub and countertops

**Excessive Cleaning** – Your Paint/Cleaning fee DOES NOT cover the following, and you will be billed back per Addendum A.

- Room not left in broom-swept/vacuumed condition and free of debris
- Scrubbing and disinfecting of all sinks, bathtubs, chrome fixtures, toilet and toilet tanks
- Removal of all personal possessions, as well as garbage/trash
- Cleaning of walls due to grease, spills, splatters or stains

**Standard Painting** – Your Paint/Cleaning fee covers the following:

- Any and all reasons to paint due to reasonable use or minor accidents
- Intentional alterations such as small and minimal nail holes smaller than 1/16”

**Excessive Painting**–Your Paint/Cleaning fee DOES NOT cover the following, and you will be billed back per Addendum A:

- Complete repaint due to excessive holes, grease, spills, splatters, stains, furniture marks, nail holes larger than 1/16”
- Complete repaint due to tenant’s insufficient attempt to correct repairs themselves
- Complete repaint or touch-up due to sheetrock repair

## **Kitchen**

**Standard Cleaning** – Your Paint/Cleaning fee covers the following:

- Wipe down of all appliances, including stove, oven, refrigerator and dishwasher

**Excessive Cleaning** – Your Paint/Cleaning fee DOES NOT cover the following, and you will be billed back per Addendum A.

- Room not left in broom-swept/vacuumed condition and free of debris
- Removal of all personal possessions, as well as garbage/trash
- Scrubbing and disinfecting of all sinks, stovetop, oven, refrigerator, microwave and dishwasher
- Sweeping/Mopping of floors
- Cleaning of air vents
- Cleaning of all cabinets (inside and out)
- Dusting of ceilings and corners – must be free of spider webs and dirt
- Cleaning of walls due to grease, spills, splatters or stains



***Standard Painting*** – Your Paint/Cleaning fee covers the following:

- Any and all reasons to paint due to reasonable use or minor accidents
- Intentional alterations such as small and minimal nail holes smaller than 1/16”

***Excessive Painting*** – Your Paint/Cleaning fee DOES NOT cover the following, and you will be billed back per Addendum A:

- Complete repaint due to excessive holes, grease, spills, splatters, stains, furniture marks, nail holes larger than 1/16”
- Complete re-paint due to tenant’s insufficient attempt to correct repairs themselves
- Complete repaint or touch-up due to sheetrock repair
- Complete repaint or touch-up due to sheetrock repair

#### **Common Area**

***Standard Cleaning*** – Your Paint/Cleaning fee covers the following:

- Cleaning of all trim (baseboards, window sills and molding, door molding and all doors)
- Wipe down of all furniture, including couches, chairs, TV stands, coffee table and end tables

***Excessive Cleaning*** – Your Paint/Cleaning fee DOES NOT cover the following, and you will be billed back per Addendum A:

- Room not left in broom-swept/vacuumed condition and free of debris
- Sweeping/Mopping of floor
- Cleaning of air vents
- Dusting of ceilings and corners – must be free of spider webs and dirt
- Removal of all personal possessions, as well as garbage/trash
- Dusting of ceiling fan
- Dusting of blinds
- Cleaning of walls due to grease, spills, splatters or stains

***Standard Painting*** – Your Paint/Cleaning fee covers the following:

- Any and all reasons to paint due to reasonable use or minor accidents
- Intentional alterations such as small and minimal nail holes smaller than 1/16”

***Excessive Painting*** – Your Paint/Cleaning fee DOES NOT cover the following, and you will be billed back per Addendum A:

- Complete repaint due to excessive holes, grease, spills, splatters, stains, furniture marks, nail holes larger than 1/16”
- Complete repaint due to tenant’s insufficient attempt to correct repairs themselves
- Complete repaint or touch-up due to sheetrock repair

#### **Hallway**

***Standard Cleaning*** – Your Paint/Cleaning fee covers the following:

- Cleaning of all trim (baseboards, window sills and molding, door molding and all doors)

***Excessive Cleaning*** – Your Paint/Cleaning fee DOES NOT cover the following, and you will be billed back per Addendum A:

- Room not left in broom-swept/vacuumed condition and free of debris
- Sweeping/Mopping of floors
- Removal of all personal possessions, as well as garbage/trash
- Cleaning of walls due to grease, spills, splatters or stains

***Standard Painting*** – Your Paint/Cleaning fee covers the following:

- Any and all reasons to paint due to reasonable use or minor accidents
- Intentional alterations such as small and minimal nail holes smaller than 1/16”

***Excessive Painting*** – Your Paint/Cleaning fee DOES NOT cover the following, and you will be billed back per Addendum A:

- Complete repaint due to excessive holes, grease, spills, splatters, stains, furniture marks, nail holes larger than 1/16”
- Complete repaint due to tenant’s insufficient attempt to correct repairs themselves
- Complete repaint or touch-up due to sheetrock repair

#### **Stairwell**

*Standard Cleaning* – Your Paint/Cleaning fee covers the following:

- Cleaning of all trim (baseboards, window sills and molding, door molding and all doors)

*Excessive Cleaning* – Your Paint/Cleaning fee DOES NOT cover the following, and you will be billed back per Addendum A:

- Room not left in broom-swept/vacuumed condition and free of debris
- Removal of all personal possessions, as well as garbage/trash
- Cleaning of walls due to grease, spills, splatters or stains

*Standard Painting* – Your Paint/Cleaning fee covers the following:

- Any and all reasons to paint due to reasonable use or minor accidents
- Intentional alterations such as small and minimal nail holes smaller than 1/16”

*Excessive Painting* – Your Paint/Cleaning fee DOES NOT cover the following, and you will be billed back per Addendum A:

- Complete repaint due to excessive holes, grease, spills, splatters, stains, furniture marks, nail holes larger than 1/16”
- Complete re-paint due to tenant’s insufficient attempt to correct repairs themselves
- Complete repaint or touch-up due to sheetrock repair

**Laundry Area**

*Standard Cleaning* – Your Paint/Cleaning fee covers the following:

- Cleaning of all trim (baseboards, window sills and molding, door molding and all doors)

*Excessive Cleaning* – Your Paint/Cleaning fee DOES NOT cover the following, and you will be billed back per Addendum A:

- Cleaning the dryer lint trap
- Room not left in broom-swept/vacuumed condition and free of debris
- Removal of all personal possessions, as well as garbage/trash
- Cleaning of walls due to grease, spills, splatters or stains

*Standard Painting* – Your Paint/Cleaning fee covers the following:

- Any and all reasons to paint due to reasonable use or minor accidents
- Intentional alterations such as small and minimal nail holes smaller than 1/16”

*Excessive Painting* – Your Paint/Cleaning fee DOES NOT cover the following, and you will be billed back per Addendum A:

- Complete repaint due to excessive holes, grease, spills, splatters, stains, furniture marks, nail holes larger than 1/16”
- Complete repaint due to tenant’s insufficient attempt to correct repairs themselves
- Complete repaint or touch-up due to sheetrock repair

The Tenants acknowledge that, by signing this Addendum A – Move-Out Charges, they understand, accept and agree that: (a) the charges listed above are reasonable; (b) the cost of normal wear and tear has been taken into account and has been deducted from the normal charges in determining the “move-out charges” to be assessed; (c) the Landlord is entitled to and may deduct all such charges from the Tenant’s security deposit; (d) both outgoing tenants and renewal tenants will be responsible for move-out charges assessed for repair and replacement in the common areas; (e) that they sign this Addendum A of their own free will and without compulsion or duress; and (f) that they have been afforded the opportunity to verify or confirm that the charges are reasonable and necessary and that they do take normal wear and tear into account.

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord Representative: \_\_\_\_\_ Date: \_\_\_\_\_