

HOW TO OBTAIN A REFUND OF YOUR DEPOSITS

Kitchen:

- 1) Defrost and clean refrigerator thoroughly, empty tray underneath refrigerator and wash it.
- 2) Clean cabinets, drawers, and wipe down counter tops.
- 3) Clean under sink, exhaust fan and polish faucet fixtures.
- 4) Clean sides of stove, under stove burners, controls, burner rings, drip pans.
- 5) Clean oven

Bathroom:

- 1) Clean tub, toilet (remove water stains), toilet tank, vanity bowl and cabinets.
- 2) Clean and polish fixtures throughout. Clean exhaust vent.
- 3) Clean tile and counter tops.
- 4) Remove water stains from shower door, clean tracks where shower door slides.
- 5) Clean floor thoroughly and wax with a no-wax vinyl floor wax.

Throughout Home:

- 1) Remove light fixtures and clean. Replace globes.
- 2) Clean all doors and frames inside and out.
- 3) Vacuum all baseboards.
- 4) Clean and all vertical and mini blinds.
- 5) Vacuum carpets, if soiled, they must be cleaned.
- 6) Wash all windows inside and out. Clean all window sills, tracks and screens.
- 7) Vacuum closets. Remove all clothes from hangers.

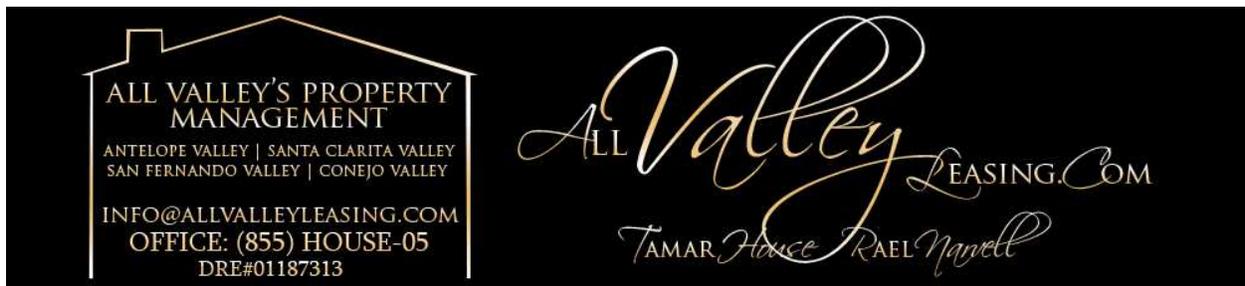
Patio, Carport, or Garage Area:

- 1) Remove plants, weeds, oil stains, etc. from garage. A \$50 minimum per hour charge per man per hour will be incurred if we have to clean.
- 2) There will be an additional charge for hauling debris of any kind.

23822 Valencia Boulevard, Suite 101, Valencia, CA 91355

Office: (855) HOUSE-05 Ext. 2 Fax: (855) 468-7305

www.AllValleyLeasing.com Info@AllValleyLeasing.com



Cleaning Charges:

- 1) If a partial cleaning is required, a \$200 cleaning fee will be charged.
- 2) If a full cleaning is required, a \$400 cleaning fee will be charged.
- 3) There will be an additional charge for any extra heavy cleaning that may be required.

Painting Charges:

- 1) Inside: Walls are painted with semi-gloss enamel paint; therefore, the walls may be cleaned with a mild solution. If walls have flat paint, please contact All Valley Leasing to discuss a solution (855) 468-7305.
- 2) If your length of tenancy is less than one year and only a touch up paint is required, the fee is \$200.

- 3) Full paint charges are as follows:

<u>Length of Tenancy</u>	<u>Minimum Charges</u>
Up to One Year	\$500.00
One to Two Years	\$300.00
Over Two Years	No charge unless damaged

Note: The charges stated above are for a normal full paint, specifically excluding ceilings, entry doors, shelves, drawers, and any exterior siding, fencing, etc. If extra paint is required, such as from smoke, crayons, ink, etc., there will be additional charges.

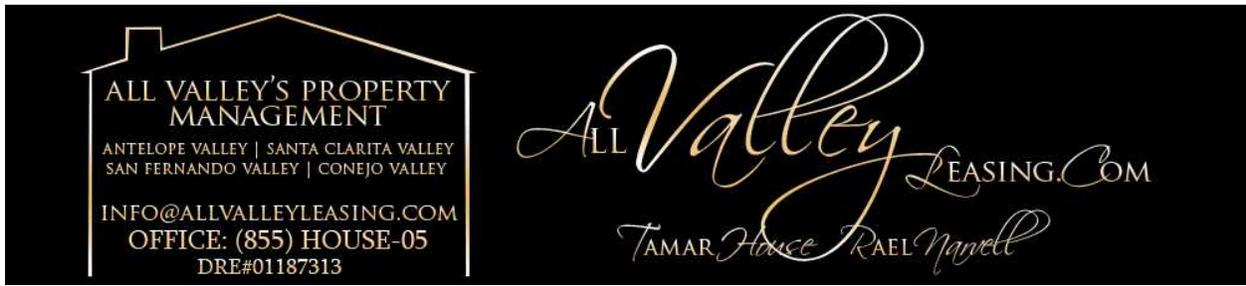
CARPET CLEANING CHARGES: Tenancy of two or more years, there is no charge for carpet cleaning. Tenancy of less than two years, the fee is \$300.00 for carpet cleaning on homes smaller than 2,000 square feet, and \$400.00 on homes larger than 2,000 square feet. This does not include the additional fees for treatment required for carpet stains.

MAINTENANCE: If maintenance is necessary to repair damages caused by tenant, there will be an hourly labor charge of \$50.00 per hour. Said damages include, but are not limited to, ceiling, hooks, molly bolts, wall damages, door(s) replacement, etc.

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We have read and agree with the above charges upon vacating this rental home and understand that the manager will determine the condition of the home upon surrender of the home's keys. Upon signing of this document, it does in fact become part of the rental agreement.

_____ Date _____
Tenant

_____ Date _____
Tenant

_____ Date _____
Manager

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