**CLEANING AND MAINTENANCE EXPECTATIONS**

LANDLORD Expectations of TENANT Upon Vacating

AND

Cleaning products to be or not be utilized when cleaning at premises

AND

General Maintenance

* Non-carpet floors (including underneath appliances)—scrub with Teflon scrubber or scrub brush (do not use abrasive pads) and wet mop with hot soapy water, especially corners and along floor molding may require use of toothbrush. If linoleum floor has raised pattern, additional scrubbing may be required since dirt can get trapped. Do not use bleach, floor stripping products, ammonia or wax on floors. **These are no wax floors.**
* Carpet—vacuum—if stain gets on carpet call LANDLORD or carpet cleaning company immediately and they will advise proper products to remove stain since some products used by TENANT could permanently set carpet stain. CARPETS ARE ONLY TO BE CLEANED BY *MASTENS QUALITY JANITORIAL SERVICES*  Ph. 734-3051 Cell 331-3097. TENANT can have carpets cleaned by Mastens Quality Janitorial Services at their discretion during the lease period and is recommended if stain on carpet, instead of application of products, which could set stain. TENANT required to have carpets cleaned at their expense by Masten’s Quality Janitorial Services after moving personal belongings from home at lease termination. If a different carpet cleaning company is used to clean carpets at termination, TENANT will be charged out of security deposit to have carpets cleaned by Mastens. *When possible* carpet cleaning should be scheduled before the lease period ends and turning keys over to LANDLORD but NOT before personal property has been moved from unit. Only use on carpets to clean: water, *Get Serious* (Pet Smart), *Equalizer* --LANDLORD purchases these in bulk as well. Do NOT use other carpet cleaning products, such as Resolve, since they can set stain so cannot be removed. Reminder if use above products on the carpet, use according to directions because excessive amount left in carpet will result in stain ring. If wax or red stains get on carpet, contact LANDLORD to remove.
* Cabinets in bathrooms and kitchen—clean and wipe inside and outside with wood cleaner (if not cleaned regularly, dirt and oils can buildup)
* Window sills, floor molding, fans, air and filter vents, wall switches, doors—clean (doors should be wiped down with *Mr. Eraser* type product and then with a damp rag to remove any bleach residue—this is very effective for removing finger prints etc. on doors).
* Furnace Filters—it is recommended to change monthly but should be done every 3 months at a minimum. Recommend reminder on calendar. You will reduce your utility bill when your furnace runs more efficiently with clean filters.
* Toilets, sinks, tub/showers and countertops-clean with non-abrasive liquid cleaner, not a harsh cleaner, with standard scrub brush (do not use scour or abrasive pads since this may scratch the surface). Do not place toilet cleaning tablets, which contain bleach, in toilet which may weaken hardware in the toilet. Showers and tubs should be cleaned regularly since buildup can result which may not be able to be removed easily. *Clorox Cleaner with*

**CLEANING AND MAINTENANCE EXPECTATIONS (continued)**

*Bleach* and/or *CLR* Chlorine /Lime/Rust remover (Food Lion) works well with *Steel Wood Grade* ***#0000***(Lowes) to remove hard water marks in toilet, sink or on glass in shower; if

steel wool is not effective you can try to use green scratchless pad with caution to insure surface is not being scratched. On glass doors you can use a one sided razor blade with one of the above cleaners to scrape off soap scum and hard water stains. When using CLR use according to directions and with caution since can cause extremely strong fumes which may be harmful if inhaled so suggest using facemask.

* Appliances clean interior and exterior (do not use abrasive pads). *Dawn Power Dissolver* can be used on exterior of oven. Interior of oven should be cleaned according to manufacturer’s guidelines. Stove burner pans should be replaced by TENANT upon lease termination. All food etc. should be removed from refrigerator prior to having electricity turned off or into Landlord’s name. It is recommended that TENANT does not use fabric softener sheets in dryer since this can cause lint buildup and repairs. Stove should be cleaned under burners. Clean the floor areas and walls as needed around appliances, especially washer/dryer and refrigerator.
* Driveway and walkways—snow removal
* Smoke Detectors—Test regularly. The batteries to smoke detectors should be changed regularly in the spring and fall, as you change your clocks.
* Water Shut Off—Bayshore Only—Water Shut Off for Back Faucet is to remain turned off in upstairs storage room since the water line above master bedroom to outside patio faucet could have or get a hairline crack from water in the line freezing at some point which could cause extensive water damage inside the home which would be the expense of the TENANT. Note this has occurred in this home and in several homes in the community.
* Landscaping--cut grass, pull weeds, and min. 1” mulch (all homes except Bayshore)
* Pest Removal—treat and/or exterminate for roaches, insects, mice, etc. Keep the premises clean and free of grease, trash, debris, etc. or any other roach attracting substance. Do not store items next to exterior wall of home on patio, deck or ground since this can attract insects and possibly termites. Pesticides in can form or concentrate can be purchased from hardware store, and applied easily around the exposed outside walls of the unit in the front and back of the home. See TROUBLESHOOTING GUIDELINES in this lease.
* Personal items—remove all TENANT items and trash upon vacating. If necessary have larger trash items taken to dump if trash service will not remove. Call trash service to confirm they will haul away items and if so designated large household items hauling day; sometimes there is a fee which would be covered by TENANT.
* LANDLORD items—put back in location found at beginning of lease
* Windows and grids clean (do not use abrasive pads)
* Window blinds clean or replace if damaged. See MAINTENANCE SUPPLY LIST in lease.
* Light fixtures clean and replace burned out light bulbs. Bayshore: Do NOT attempt to clean the foyer light for safety reasons.

**THIS LIST MAY NOT INCLUDE ALL THE MAINTENANCE REQUIREMENTS.**

**Version: 1/17/14**