

MOVE OUT TIPS AND CLEANING REQUIREMENTS

One of the most common questions asked when a Tenant is moving is “**How can I get my deposit back?**” Great Question!

The best way to get your Deposit returned is to return the property as nice (or nicer) than when you moved in. By Law, the Landlord can deduct reasonable costs from your Security Deposit to repair or replace anything not considered “normal wear.” The property, and everything that came with it, should be clean and in good repair, and ready to rent again when you vacate.

As the goal is that you get your entire Deposit back, although your responsibilities are detailed in your Lease, this is a concise guide you can use as a quick reference that includes some of the most overlooked items and issues for which we usually have to hire a cleaning or maintenance team to go in and take care of after a Tenant moves out.

- House should be deep cleaned (professionally cleaned!) after it is empty, including all appliances, blinds and ceiling fans. Here is the list of the most common issues we find regarding the cleanliness of the property:
 - All appliances: they miss cleaning under and around the appliances. Ask them to pay attention to the corner of the drawers, shelves, and the bottom part of the refrigerator!
 - Stove and oven: we usually see they miss cleaning the interior of the oven leaving the racks, baking tray and the door dirty.
 - Microwave, hood exhaust fan and filter clean and grease free.
 - Washer and dryer: have them clean around the appliances (take your socks with you! 😞), remove all possible detergent residues and please don't miss to clean the dryer lint filter.
 - Bathrooms, tubs, toilets, sinks, faucets and drains: have them remove and clean all streaks/stains or calcium build up off the toilet bowls, tubs, sinks and faucets (not only bathrooms but kitchen too). Double check all showers/tubs drains... keep an eye for hair residue, we know... ew!
 - Exhaust fans: have them clean all the covers in the bathrooms and laundry room.
 - Cabinets and drawers throughout: again, corners matter!
 - Windows and sliding doors and tracks must be clean.
 - Clean all electric outlets, light switches, light globes, etc.
 - Sweep the garage, patio and/or balcony and porch floors. Remove all debris.
 - Clean all mirrors and glass. Don't miss the medicine cabinets!
- If there is carpet in the property, it should be professionally cleaned, not only vacuum cleaned after it is empty. If you had a furry-buddy living with you all this time, ask them for the special pet cleaning service.
- Landscaping must be serviced, front, sides and back. All weeds and debris should be removed, bushes/trees trimmed, irrigation system working with no leaks.
- All light bulbs must be in working condition. Replace all burnt out or missing light bulbs. Don't forget the ones in the porch and backyard.
- Replace AC Filters and clean all HVAC air vents and grilles.
- Make sure all smoke detectors are in place and in working condition. A chirpy smoke detector is not a happy smoke detector, it means it wants a brand-new battery. Replace it 😊.
- Holes and damages: a tiny poke on the wall here and there is understandable. Many of them aren't, though. Keep in mind that, while many of us consider ourselves as “handy”, sometimes it's just best to call a specialist. This is one of those times. Damages in a rental property must be professionally repaired. If you are in doubt, just give us a call before you move out, we'll be happy to assist you.
- Make sure all locks and/or deadbolts are in working condition. Start gathering all keys and remote openers.
- Make sure there is no electrical wiring or connections exposed.

- Pay attention to all plumbing connections (faucets, showerheads, valves, water heater, water softener, toilet tank kits, etc.) for any possible leaks or clogged lines.
- Plan ahead 💡, we DO NOT do mail runs after you move out. FORWARD YOUR MAIL in a timely manner! Contact USPS for further assistance.
- Again, plan ahead 💡, make sure to have any bulk items picked up before you move out.
- Don't leave any personal property behind. If you do, unfortunately, there will be a cost charged to you. This is what we will have to do: inventory the items, move them, store them, and then move it again... to the dump.
- Leave the trash bins empty and inside the garage.

Remember, per your Lease Agreement, all keys and openers must be returned to Innova Realty & Management.

Heading to INNOVA to return the keys? This might help you:

- Mail: check the mailbox one last time!
- Online rent payments: make sure YOU DISABLE/STOP your Automatic Rent Payments (Direct Deposit, ACH). Remember, we DO NOT have access to your bank account and we CANNOT disable this for you.
- Make sure you return all the keys and remote openers you used while renting the property:
 - Front door keys.
 - Mailbox keys.
 - Property gate keys.
 - Garage remote openers.
 - Community gate openers.
 - Community common areas access keys, tags, or FOBs (pool, clubhouse, gym, etc.).
 - Miscellaneous keys.

Important: Make sure you return all the keys on your move out date. You are responsible for paying rent until all the keys are returned to us.

- If the property you are renting features any smart devices such as thermostats, doorbells, locks, garage openers, OPT OUT from those accounts.
- Utility services and final bills: make sure you transfer/stop all your utilities accounts. We CANNOT do this for you. Provide a copy of your final bills.
- Have a copy of the cleaning service and carpet cleaning service receipts on hand to provide a copy of them when returning the keys.
Why do we ask for these receipts? Remember, one of our field agents will review the condition in which you left the property upon your move out and we will report about our findings to the Owner of the Property. It is important that the Landlord acknowledges that you serviced the property before you returned the keys in the event of any discrepancies.
- We understand that the day-to-day life sometimes does not allow us to pay close attention to some details but when moving out you do, right? Report any issues you may have noticed in the property when returning the keys.

Quick note: by Law, the Landlord has 30 days to provide you with the final accounting of your Deposit. All this information will be mailed to you to your forwarding address in due time.

Let us know if there is anything we can do to assist you regarding your move out. We will be more than happy to help.

Sincerely,

INNOVA REALTY & MANAGEMENT

Address: 1627 E Windmill Ln Suite 400, Las Vegas, NV 89123.

Hours: Monday through Friday (except holidays), from 9:00am to 5:00pm.

Call us: (702) 625-5720