



M&M HOMES REALTY AND MANAGEMENT

YOUR GUIDE TO A SUCCESSFUL MOVE-OUT

Moving can be stressful, and we want to help make the process as smooth as possible. Following these guidelines will help you prepare your home for move-out, meet your lease obligations, and avoid unnecessary charges.

1. IMPORTANT — REVIEW YOUR LEASE

This guide summarizes the general move-out requirements. Your signed Lease Agreement and applicable addenda contain the complete requirements, including notice deadlines, cleaning responsibilities, property condition, and potential charges.

Please review your lease documents before moving out. Your signed lease documents and applicable law govern if there are any differences.

2. BEFORE YOU MOVE

Provide proper written notice. Submit your notice to vacate according to the timeframe and procedures required by your lease. Simply moving out or returning your keys does not automatically terminate your lease or release you from your obligations.

Confirm your move-out date. Make sure management has your correct move-out date and follow any instructions for returning possession.

Plan ahead for cleaning and repairs. Allow sufficient time to complete cleaning, arrange professional carpet cleaning, and address any damage before your move-out date.

Keep utilities active. Maintain utility services as required by your lease and Utilities Addendum.

3. CLEANING REQUIREMENTS

Your home should be returned thoroughly cleaned, with all personal belongings removed, in substantially the same condition as received, except for ordinary wear and tear.

Floors & Carpets

- Sweep, vacuum, and mop all hard-surface floors.
- Remove stains, adhesive residue, pet waste, and odors.
- Have all carpets professionally cleaned by a professional carpet-cleaning company.
- Provide a paid carpet-cleaning receipt when returning possession.



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Kitchen

- Clean the refrigerator and freezer, including shelves, drawers, bins, and door seals.
- Clean the oven, oven racks, cooktop, drip pans, range hood, and microwave.
- Clean the dishwasher, including its user-cleanable filter, and run a suitable dishwasher-cleaning cycle.
- Replace the refrigerator water filter if equipped with a user-replaceable filter.
- Clean countertops, cabinets, drawers, sinks, and fixtures.
- Remove grease, food residue, stains, odors, and mineral deposits.
- Clean beneath and behind appliances where safely accessible.
- Remove all food and personal belongings.
- Turn off the ice maker and empty the ice bin, if applicable.

General Areas

- Clean walls, ceilings, doors, baseboards, trim, and windowsills.
- Remove fingerprints, stains, dust, cobwebs, and residue.
- Clean windows, window tracks, screens, and blinds.
- Clean ceiling fans, light fixtures, vents, HVAC grilles, switches, and outlet covers.
- Remove adhesive hooks, tape, wall anchors, and mounting hardware.
- Replace burned-out light bulbs and user-replaceable batteries as required by your lease.
- Remove all personal items and trash.

Bathrooms

- Thoroughly clean and disinfect toilets, sinks, tubs, showers, vanities, and cabinets.
- Remove soap scum, mildew, hard-water stains, and mineral deposits.
- Clean tile, grout, shower glass, mirrors, and fixtures.

Laundry, Utility Areas, Storage & Garage

- Clean washers and dryers inside and out, including safely accessible areas beneath and behind them.
- Remove dryer lint and washing-machine residue.
- Clean closets, shelving, storage rooms, garages, and utility areas.
- Remove tenant-caused oil, grease, and other stains from garage floors.
- Replace the HVAC filter if required by your lease.
- Remove all belongings and debris from storage areas, including any attic or crawl space you used.

Porches, Patios & Outdoor Areas

- Clean porches, patios, balconies, steps, and other areas designated for your exclusive use.
- Remove dirt, cobwebs, stains, and debris from floors, railings, ceilings, and surrounding siding.
- Clean exterior light fixtures and replace burned-out bulbs.
- Remove all personal belongings and outdoor furniture.
- Mow, edge, and clean the yard if lawn maintenance is your responsibility under the lease.



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4. REPAIRS AND PROPERTY CONDITION

- Repair damage caused by pets, furniture, or other tenant activities.
- Contact management if professional repairs may be necessary.
- Remove all wall attachments and mounting hardware.
- Ensure any painting or cosmetic repairs match the existing materials, paint color, finish, and sheen.
- Complete repairs in a professional manner.

Improperly completed repairs or painting may require additional corrective work at your expense.

5. TRASH, FURNITURE & BULK ITEM DISPOSAL

- All belongings, unwanted furniture, and excess trash must be removed before move-out.
- Arrange pickup or removal of furniture, mattresses, and other bulky items ahead of time.
- Do not leave furniture, garbage bags, or bulk items at the curb, beside dumpsters, or anywhere on the property.
- Only ordinary household trash that fits completely inside the authorized trash can with the lid closed may remain for the next regular collection.
- If bulk-item pickup cannot be completed before your move-out, arrange an alternative removal service. Improperly discarded items may result in removal charges.

6. PROFESSIONAL CLEANING ASSISTANCE - Need help preparing your home?

MMHRM can provide a quote for management-arranged move-out cleaning at your expense.

Please contact our management team before your move-out date to request a quote. Cleaning arrangements must be confirmed in writing.

7. FINAL MOVE-OUT CHECKLIST - Before leaving, make sure you have:

- ☐ Completed all required cleaning and repairs.
- ☐ Arranged professional carpet cleaning and obtained a paid receipt.
- ☐ Removed all personal belongings, furniture, and excess trash.
- ☐ Cleaned designated outdoor areas and completed lawn care, if applicable.
- ☐ Maintained utilities as required by your lease.
- ☐ Closed and locked all doors and windows.
- ☐ Returned all keys, garage remotes, mailbox keys, fobs, access cards, and other access devices according to management instructions.
- ☐ Provided a written forwarding address for each leaseholder.
- ☐ Updated your mailing address with the postal service and utility providers.
- ☐ Fully vacated the property and completed the required possession-return process.



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8. SECURITY DEPOSIT & POSSIBLE CHARGES

We want you to receive as much of your security deposit back as you are entitled to under your lease and applicable law. After move-out, the property will be evaluated for cleaning, damage, and other applicable lease obligations.

Charges may include:

- Incomplete or unsatisfactory cleaning.
- Damage beyond ordinary wear and tear.
- Improperly completed repairs or painting.
- Trash, furniture, or belongings left behind.
- Other charges authorized by your lease and applicable law.

Security-deposit handling, notices, deductions, and returns are governed by your lease and applicable Florida law.

Important: Providing a professional cleaning receipt does not guarantee that additional cleaning will not be necessary.

Questions About Your Move-Out?

We're here to help. Please contact our management team if you have questions about your move-out requirements, cleaning arrangements, or returning your keys.

M&M Homes Realty and Management

Resident Portal: <https://mmhomes.managebuilding.com/Resident/public/home>



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