

Cleaning Attachment to Residential Rental Contract

This is the level of cleanliness that is expected while residing at Brickyard Landing and upon move out. Your Townhouse/House should be in the same condition as it was upon move in, aside from normal wear and tear.

Tenant responsibilities while residing at Brickyard Landing:

- Brickyard Landing and Brickyard Place requires **all units to have professional carpet cleaning completed after you move-out.** You may hire a carpet cleaning company independently or choose to allow Brickyard Landing Management to clean the carpet.
- It will be taken out of your security Deposit, split between tenants.
- Tenants may choose to clean their own townhomes, but **carpet cleaning must be professionally cleaned by a professional carpet cleaner.**
 - If tenants choose to clean your own townhome, the in depth cleaning procedure checklist must be completed and approved upon final inspection by Brickyard Landing Management on the last day of the lease. Your unit must be empty of all things.
 - If the unit is not cleaned properly and carpet is not cleaned professionally, tenant will be charged a daily rate of rent for each day until cleaning is completed (monthly rent divided by 30/31 days).

**All Paid Receipts must be provided for professional carpet cleaning and any professional townhouse cleaning. **

- Professional carpet cleaners you may use include:
 - **M&R Carpet and Upholstery Cleaning, Charles Mclamb: (910) 990-5496**
 - **Josh A Baker Carpet Cleaning: (919) 369- 6392**
<http://www.joshbakercarpetcleaning.com/>
- Professional house cleaners you may use include:
 - **Mary Baker Cleaning company: (919) 796- 2313**
 - **Liliana Cleaning Services: (919) 400- 3041**

OPTION: Brickyard Management will hire Carpet Cleaning and Townhouse Cleaning

- **Brickyard Landing Management** will perform all the hiring for cleaning your carpets and/or cleaning your townhouse professional. ALL tenants must move out **4 days prior** to the end of your lease date. Costs will be:
 - \$200.00 for carpet cleaning
 - \$225.00 for entire Townhouse

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- 504 Main Street (cost to be announced)
- 80 Brickyard Lane (cost to be announced)

***You are able to choose other carpet and house cleaners not listed, but Brickyard Landing must have the paid receipt. Please give your professional cleaning company this cleaning procedure checklist.***

- Water Filters in your refrigerator, if clogged or leaking, will need to be changed out by the tenant.
- Brickyard Landing prefers that you do not use nails to hang pictures on the walls. If you do, please leave hanger in place and use small nails. If any excessive drywall repair is required, or if we must repaint an entire wall, there will be an extra charge.
- All Personal belongings must be moved out of the unit before arrival of inspection.
- Please let management know of any slow drains or clogs plus anything that is not working or broken.

## **Cleaning Procedure Checklist**

**All areas:**

- Change **both** air filters and wipe down the vent before departure
- Wipe all baseboards with soapy water and rag
- Wipe all faces of cabinets in the kitchen, laundry room, doors and handles, window ledges
- Wipe insides of all cabinets and vanities
- Wipe all door jambs, ceilings of cobwebs and closet shelves.
- Wipe light switches and marks on walls
- Wipe ceiling fans

- All burned out bulbs must be replaced All batteries must be replaced if smoke detectors are beeping
- Clean windows with cleaner, including window sill
- Wipe all counter tops
- Mop all floors downstairs thoroughly
- Sweep porches
- Wipe off front door and back door
- Clean washer and dryers by emptying dryer vent and wiping off any soap on washing machine
- Wipe top shelf above washer and dryer
- Wipe around washer and dryer with a mop
- Wipe down all cobwebs

### **Kitchen:**

- Clean oven- must be free of all grease or crumbs, and oven door must be clean on the inside of the door.
- Scrape top of stove with single edge blade to clean any burned-on stains
- Any **permanent scratches on stove, microwave, vanities or bathtubs** will be a \$150 charge per unit.
- Thoroughly clean microwave- inside and outside, wipe all grease off the bottom of the microwave, and soak **vents** in Clorox plus soapy water mix to de-grease the filters under the microwave
- Refrigerator must be thoroughly wiped out including rubber seals, drawers, walls, and shelves.
- Water filters will be **replaced by the tenant**
- Clean and mop under the refrigerator for any spills or food
- Empty ice maker and turn off ice maker lever
- Any odorous smells will be an extra charge to remove-charges will be determined based on issue.**
- Wipe out all cabinets and inside drawers in kitchen
- Wipe outside of cabinets and walls in pantry

### **Bedrooms and bathrooms:**

- Vacuum carpet
- Wipe out all bathroom vanity drawers and around vanity- countertops and shelves, all shelves on vanity need to be wiped off

- Wipe under bathroom vanity and wipe baseboards behind bathroom vanities
- Mirrors must be cleaned
- All faucets cleaned
- Pipes **behind** toilet must be wiped
- Wipe down **all baseboards in bedrooms and bathrooms**
- Clean windows with cleaner, including window sill

**Thank you,**  
**Brickyard Landing Management**