

**Win Win Housing Solutions, LLC.**  
**John Peterson, President**

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After you move out, your house will be inspected to determine what amount, if any, is to be deducted from your damage deposit. In order to minimize your deductions please be very thorough in your final cleaning. This list may seem overdone. I would encourage you to check the Kirby Student Center page on the UMD website. It provides a "Tips for Getting Back Your Entire Deposit" document. I think you will find it is quite similar to what I list below.

1) Refrigerator should be defrosted and cleaned inside and out. You should move the fridge and stove (unless it has fixed metal piping) to clean under and behind as well. Please turn the refrigerator on and close the door after cleaning.

2) Stove burners, oven and broiler pan should all be cleaned thoroughly using an oven cleaner. Be careful the oven cleaner does not get on the floor or counter tops as it will "eat" them.

3) Cabinets, cupboards, and closets must be empty and cleaned, wiped out with a soapy towel.

4) Bathroom sink, tub, and floor must be thoroughly cleaned. I suggest Soft Scrub with bleach for cleaning the bathroom fixtures and tubs. You may need to use a special soap/scum cleaner. Be careful not to use an abrasive cleaner if your property has a vinyl shower or tub. The floors should be swept and clean. Clean inside of cabinets and the mirrors. Toilets should be clean, especially around the base.

5) If the property has blinds all blinds must be cleaned. I suggest soaking them in the tub with Dow Scrubbing Bubbles, then wiping them down. This has to be done slat by slat. It is a hassle. Or you may leave them and I will replace them at the cost of \$20 for the first one \$5.00 for each one beyond that. If the property has curtains they must be taken down, both washed and dried in a gentle cycle and rehung.

6) If the property has double hung windows so they rotate in then both inside and outside panes must be cleaned clean both sides from inside the house. If you are not sure how they rotate give Todd a call. Use a Windex type cleaner and paper towels. If they are not double hung, then clean the inside panes.

7) All wood, laminate, linoleum floors must be swept and mopped.

8) Please remove all wall hangings, posters, and mirrors that are not fixtures of the house. Please DO NOT remove nails or fix holes. It has to be a large hole before I would charge you for its repair and then not much.

9) Wipe off baseboards and on the floor next to the baseboard.

10) Wipe off all window sills, radiators, tops of windows and doors.

11) Remove any rugs or floor coverings you brought into the house.

12) Wipe all doors, interior and exterior.

13) Deposit all discarded items and other debris in the appropriate trash container outside of the house. This does not include furniture. It is significantly to your advantage to get rid of large items and furniture rather than leave them behind. It is amazing expensive for me to have a trash company remove them. The second most common misunderstanding is that tenants do not understand how expensive it for me to dispose of a chair, desk, couch, appliance or any large amount of material left behind. Make every attempt to dispose of your furniture on your own.

A. If you are leaving a large amount of trash call your disposal company for an extra pick up. If you leave much beyond your normal container they will usually just leave it behind.

B As a last resort you may call UMD , Linda Olcott at 726-8264, to have unwanted furniture, mattresses, TV's and computers (no garbage or appliances) picked up free. The program runs May 2<sup>nd</sup> through June 3. It is by appointment only, 24 hour notice, items cannot sit out overnight, but must be curbside at 8am. Also, you can now drop off microwaves for free at WLSSD.

14) Pick up all debris outside in the yard and place it in the appropriate trash container.

15) If you have a carpet you **must** clean it by vacuuming it and then cleaning the carpet. You may use the dry cleaning process I will provide at your request or by hiring one of the two carpet cleaning companies below. I will ask to see the receipt for carpet cleaning. Do not wait until the last minute to make this call as they can get quite busy at the end of May.

- A. Sudzee at 218-390-4351
- B. Loyear 218-724-5800
- C. You may use the dry cleaning process that I will provide for you. The machine rental is \$25 per day plus the cost of any cleaning materials which is usually not very much. As I only have one machine I need to hear from you early in advance to carefully plan its use among multiple tenants.

16) The house should be clean and **move in ready** when you leave.

You will be charged for any cleaning done, as well as any repairs beyond normal wear or usage. Please understand that my request is that you leave it clean-not just clean it. The most common misunderstanding I find is that tenants do not clean something very often during the year, wipe it down once when they leave, and believe that is adequate. The issue is not that you cleaned it, but that it **is clean**.

Below is a list of current cleaning, repair, and replacement pricing:

General Cleaning	\$40 minimum per hour
Landscaping/Yard work	\$25 per hour
Damaged, missing or unclean blind	\$20 first one, then \$5 each
Carpentry	\$37 per hour
General repairs	\$37 per hour
Broken windows/screens	replacement cost + \$25 per hour
Lock change	\$Actual cost
Painting	\$25 per hour + materials

These prices increase by 50% if the work cannot be completed between 8a.m. and 6p.m. or if it has to be done on Memorial Day.

Because I use a professional cleaning service to clean the house, if you leave it unclean it can very quickly turn into a bill over \$1,000.

If you have any questions or concerns regarding the inspection process, please call me. **I truly do not want to keep your deposit money.** The stress of having to clean a house or get it clean during short periods of time is immense. I really would prefer to receive the house back from you **move in ready** and refund you your entire deposit. My goal is to be able to refund the entire deposit and hand the keys to the new tenants.

Another common reason I find I end up charging is that one or two roommates move out early in mid-May, clean their bedroom well and think they have done their part. Then one or two roommates are left with an entire house to clean and they simply cannot get it done in time. If one of two or you are moving out early make sure there is a realistic plan in place to clean the whole house.

Sincerely,

John W. Peterson, President