**EXHIBIT A –**The Tenant(s) agree, upon vacating the premises, to do the following:

**KITCHEN:**

1. Clean oven range thoroughly including stove top areas and drip pans.
2. Clean interior and exterior of refrigerator (do not turn off or unplug)
3. Clean sink, counters and all appliances including dishwasher and disposal if applicable. (Run cleaner or vinegar through a long cycle on dishwasher and clean disposal with OTC disposal cleaner).
4. Clean interior and exterior of all kitchen cabinets and drawers.
5. Clean doors, flooring, baseboards and all floor and ceiling vents.

**BATHROOM:**

1. Clean tub, shower areas. Remove soap scum and hard water build up.
2. Clean sinks and fixtures. Clean toilets and remove ring from toilet bowls.
3. Clean interior and exterior of all cabinets and drawers.
4. Clean walls, ceiling and doors, including light switch plates, door frames and knobs.
5. Clean flooring, baseboards and all exhaust fans, floor and ceiling vents.

**OTHER ROOMS:**

1. Tenant will have all carpets **professionally steam cleaned, with a carpet protectant applied by a truck mounted professional steam cleaning unit** and provide the paid receipt for the carpet cleaning. If tenant has a pet(s), a pet treatment will be required, see pet agreement page 4, section 17. Please note that renting a cleaning unit, such as the Rug Doctor, etc., in addition to chemical only cleaning, such as ChemPro, do not meet the requirement for professionally cleaned. If a rented cleaning unit is used, Agent will hire the carpets to be professionally cleaned at Tenant(s) expense. .
2. Clean interior of all closets. Clean all walls and doors, including light switch plates, door frames and knobs.
3. Tenant is NOT to patch nail holes or damage to walls.
4. Clean all ceiling and floor vents.
5. Clean interior of windows, including glass, tracks and sills. Clean all window blinds and/or window coverings.
6. Remove cob webs from ceiling areas and light fixtures, throughout the property.

**GENERAL:**

1. Be sure all interior and exterior light fixtures are clean and have working light bulbs.
2. Remove all trash from home, property and street. Be sure all trash and recycling receptacles are empty.
3. Clean out storage areas, clean walls and floors of garage and storage areas.

**UTILITIES:**

Tenant will keep all utilities turned on until midnight of the day of the Move-Out Evaluation. Tenant will be responsible for all utility charges, and transfer fees should Agent be required to reinstate utilities in order to complete a Move-Out Evaluation.

**YARD:**

* 1. Mow front and back lawns (if applicable), clean all landscaped bed areas and remove weeds.
	2. Pick up all debris- including pet feces.

c. Sweep driveway; remove any grease or pet stains.

d. Clean exterior entry way and any patio areas.