



This agreement is drawn between \_\_\_\_\_ (Hereinafter referred to as Resident) and Balfour Beatty Communities, LLC (Hereinafter referred to as Contractor).

The resident living at \_\_\_\_\_, has agreed to pay the Contractor for cleaning services to be provided upon termination the above mentioned housing unit. The payment must be received in full by money order, cashier's check, Visa or MasterCard in the amount of \$ \_\_\_\_\_ (a pre-determined cost) due to size as noted below prior to final inspection.

Once the agreement has been made and all monies have been paid, the Resident's final inspection will reflect approval in the cleaning category. It is still the Resident's responsibility to repair any damage caused by negligence or misuse and return the exact number of keys issued for the home. All repairs must be completed prior to final inspection or charges to repair may be assessed to your account. Any damages must be repaired by resident. Also, a **superficial** clean is required.

If all items in the Inspection Standards of Cleanliness attached herewith have been fulfilled, then the resident will be cleared from housing on the date of the final inspection and the Contractor will bring in the cleaning subcontractor to clean the home after it is vacated.

**Cleaning prices are as follows including tax:**

<b>1500-2300 gross square feet</b>	<b>\$351.41</b>
<b>2301-3000 gross square feet</b>	<b>\$432.50</b>
<b>3001 – 5000 gross square feet</b>	<b>\$513.59</b>
<b>5001-8000 gross square feet</b>	<b>\$594.69</b>
<b>8001-10,000 gross square feet</b>	<b>\$675.78</b>

**Move Out Date:** \_\_\_\_\_

**I have read, understand and accept the terms and conditions of this agreement.**

\_\_\_\_\_  
Resident's Signature

\_\_\_\_\_  
Leasing Specialist Signature

## **Inspection Standards of Cleanliness and Conditions at Move-Out**

In order to avoid any delays in the clearing of your housing and to prevent you from incurring charges, the following guidelines should be followed prior to the final inspection of your home:

### **WALLS AND CEILINGS:**

Spot painting is discouraged, as different paint batches do not match, thus creating an unsightly condition.

Painting over varnished or stained wood may not be done.

Remove all scuffmarks, wallpaper, borders, decals, and restore any wall damage.

Repaint rooms painted with non-standard colors back to the standard off white.

Remove all crayons/markers and or pencil/pen markings from walls.

### **WINDOWS, DOORS, MEDICINE CABINETS, WALL CABINETS:**

Be sure that all window coverings that were provided at move-in are not damaged and are affixed properly to the windows.

All storm windows, doors, and screens must be in place.

Remove all contact paper and shelf paper.

Be sure to remove all items from medicine cabinet, closets, kitchen cabinets and closets.

### **CARPENTRY:**

Refasten, repair, or replace any missing or broken coat hooks, clothes rods, and closet shelves.

Repair or replace damaged or missing doorstops, door treads, doorknobs, and cabinet handles.

Repair or replace loose, damaged or missing kitchen cabinet and drawer pulls and closet doorknobs with matching hardware.

Repair damaged hinges or handles.

Repair or replace closet door guides on floor.

Replace broken cabinet or closet door knobs.

### **FLOORS:**

Have all carpets professionally cleaned; pet owners must include pet neutralization (if pet odor is present at time of final inspection, carpet replacement charges will be assessed. A receipt must be provided.

Tile floors must be swept.

#### APPLIANCES:

Ensure all the shelves are in place in refrigerator.

Ensure all broiler pans and oven racks are in place in range.

Ranges and refrigerators must be in kitchen, not basement or stored elsewhere.

Be sure that all items are removed from refrigerator and freezer, and that it is wiped clean and left on the lowest setting.

Be sure that oven and range top, including drip pans are thoroughly cleaned.

All C/O and smoke detectors must remain in quarters.

#### ELECTRICAL:

Replace broken globes on lights, both interior and exterior.

Replace damaged switch plates and receptacle plates. They must be paint-free.

#### EXTERIOR:

Remove excessive dirt, mud, chalk, crayon, oil, grease or other substances off porches, sidewalks, patio slabs, and driveways.

All trash cans (regular and recyclables) must be empty and hose clean.

#### GROUNDS:

Police yard from all trash and debris. Remove all animal waste.

Repair yard damage. Grass should be growing in areas destroyed by pets or children.

All fenced in yards must be mowed.

#### GARAGES and SHEDS: (If Applicable)

Remove all personal property and thoroughly sweep out area.

Remove dirt, spilled paint, and grease stains from shelves and floors.

#### UNAUTHORIZED CONSTRUCTION:

Adding latticework, plastic sheeting, and nonstandard fences are not authorized.

#### MISCELLANEOUS:

Residents must turn in their house, garage, and their cluster mailbox keys to the Resident Specialist.

Remove all personal property including carpets, air conditioners, wallpaper, swings, etc.