



LEASE EXHIBIT "D" **MOVE-OUT REQUIREMENTS**

1. **Condition of Unit:** Prior to vacating the Unit, Tenant shall fully comply with the terms of this Exhibit. Tenant shall leave the Unit in the same condition as when originally leased except for ordinary wear and tear. Normal wear and tear does not include stains.

2. **Move-Out Inspection:** At Management's discretion, it may inspect the Unit prior to termination of the Lease to confirm in what Bedroom Tenant is residing and the general condition of the Unit.

After Tenant has vacated the Unit, Management shall inspect the Bedroom and Unit and shall make a list of the condition of the Tenant's Bedroom and the Unit's Common Area ("Move-Out Inspection Report"). Tenant is not required to be present for the move-out inspection.

Tenant shall have the right to inspect the Unit with Management in order to ascertain the accuracy of the Move-Out Inspection Report. Management and Tenant shall sign the Move-Out Inspection Report; however, if Tenant refuses to sign report, Tenant must state specifically in writing the items on the report to which Tenant dissents and shall sign such statement of dissent and deliver to Management within ten (10) business days after the inspection, in accordance with Tennessee Code Annotated Section 66-28-301. **IMPORTANT:** If the Tenant fails to sign the Move-Out Inspection Report or otherwise fails to dissent in writing to its contents, Tenant is deemed to have accepted the accuracy of such move-out report.

NOTE: The Move-Out Inspection Report WILL NOT itemize the charges, if any, that may be assessed to Tenant. Any such charges shall be invoiced to Tenant after required work is completed.

A Tenant who disputes the accuracy of the final damage list given to Tenant by Management, may bring any action in a circuit or general sessions court of competent jurisdiction in the State of Tennessee. The Tenant's claim shall be limited to those items which the Tenant specifically dissented in accordance with Tennessee Code Annotated Section 66-28-301, contained in the Uniform Residential Management and Tenant Act in force in the State of Tennessee (the "Act").

3. **Tenant Obligation:** Prior to termination of the Lease, Tenant is to remove all personal property, thoroughly clean each room, hall, closet, stairwell, etc. from top to bottom using appropriate cleaning products to remove any dirt, dust, grime, grease, bugs, spider webs, fingerprints, spilled or splattered products; including, but not limited to:

- Removal of all personal possessions (including coat hangers) as well as garbage/trash
- Clean all trim (baseboards, door molding, doors/both sides)
- Clean switch plates and outlet covers
- Clean ceiling fans
- Clean light fixtures
- Replace any light bulbs not working
- Clean mini-blinds, window sills and molding and inside of windows
- Make sure ceiling and corners are free of spider webs and dirt
- Clean air vents including return air vent (best not to use water, instead use vacuum)
- Scrub and mop all non-carpeted flooring, remove all scuffs and stains
- Clean carpet (vacuum, steam clean to removes spots, including stains)
- Clean kitchen and bathroom cabinets (interior and exterior) and counter tops (free of stains)
- Clean bathroom walls (wash off sprays and spatters)
- Clean kitchen pantry, kitchen and bathroom cabinets and all closets
- Clean appliances (thoroughly clean interior and exterior)
 - Stove (eye rings, drip pans and under drip pans)
 - Oven (DO NOT use oven cleaner in self-cleaning oven)
 - Broiler pan
 - Clean Refrigerator (DO NOT unplug or turn off when through cleaning). Please note that if the refrigerator is moved out too far or is not moved back carefully, the supply line to the icemaker may become loose or crimped causing minor to severe leaks.
 - Clean Dishwasher
 - Clean Washer and dryer (including underside of lid and lint capture)
 - Leave appliance manuals in the Unit
- Scrub and disinfect all sinks, bathtubs, chrome fixtures, toilet and toilet tanks
- Clean all Mirrors (be sure to remove all stickers)
- Patios, deck: sweep off patios and sidewalk, clean up spills and stains

Please be careful around carpeted areas if using bleach to clean bathroom and kitchen. A charge will be assessed for bleach stains unless previously noted on Move-in Inspection Report. DO NOT MIX BLEACH WITH AMMONIA PRODUCTS, doing so can cause dangerous fumes.

4. **Trash/Garbage/Debris:** Tenant is to remove all trash and unwanted furniture or other items from the Unit. The Association provides an extra dumpster for the convenience of residents during this time. All garbage/trash must be placed inside dumpster, not beside it. If dumpsters are full, please contact Management.

5. **Keys / Remote / Wrist Band:** Tenant is to return the Unit key, mailbox key, gate remote and community wrist band to Management. It is best if returned during office hours and are signed for. If returned after office hours, Tenant is to put them inside an envelope and indicate the Unit number and Tenant's name before placing in the drop box.

6. **Estimated Costs:** The following are estimated costs which Management may charge Tenant for damage, replacement or items found in, around or outside the Unit. These costs can change at any time without notice and in no way reflect an inventory in the Unit. These costs are

to be used as an example only.

Item	Estimate
Appliances:	
Stove-top drip pans	\$25
Microwave	\$400
Garbage Disposal	\$150
Stove	\$550
Dishwasher	\$450
Refrigerator	\$800
Washing Machine	\$625
Dryer	\$600
Bathroom Accessories	
Light fixtures	\$50 each
Mirrors	\$75 each
Shower curtain rod	\$25 each
Showerhead	\$20 each
Sink or tub stoppers	\$15 each
Toilet paper holder	\$15 each
Towel bar	\$25 each
Cabinets / Shelving	
Cabinet doors: bath or kitchen	\$75 and up each
Cabinet drawers: bath or kitchen	\$100 and up each
Laundry, closet and pantry shelving	\$35 and up
Cleaning	
General	\$75 & up
Removal of personal items (trash out)	\$100 & up
Flea treatment	\$200
Doors / Keys / Locks:	
Unit #'s	\$75
Door Replacement: bedroom/bathroom	\$125
Door with Jam Replacement: bedroom/bathroom	\$175 & up
Door jams	\$50 & up
Door knobs	\$30 each
Door lock	\$50
Door key	\$25
Door stops	\$10 each
Front door replacement	\$600 & up
Front door with jam	\$675 & up
Key replacement for non-returned keys	\$50
Mailbox key	\$25
Mailbox lock	\$50
Flooring	
Carpet cleaning	\$75 & up
Carpet and pad replacement	\$500 & up

Hardwood floor replacement	\$850 & up
Tile floor replacement	\$900 & up
Lighting / Ceiling Fans	
Ceiling fan	\$75 and up each
Ceiling fan blades	\$25 each
Globes	\$35 each
Kitchen light cover	\$45
Light bulbs	\$3 and up each
Outside porch lights	\$75
Miscellaneous	
Fire extinguishers	\$75 each
Gate remote	\$65
Nail holes in walls	\$25 and up
Community wristband	\$50
Sheetrock damage	\$45 and up
Smoke detectors	\$40 each
Painting	
Full paint + trim	\$750
Full paint	\$685
Touch-up + trim	\$400
Touch-up	\$300
Paint/stain front door	\$250
Windows	
Broken windows	\$100 and up
Mini-blinds	\$50 and up
Window screens	\$50 each

I, THE UNDERSIGNED TENANT, HEREBY CERTIFY THAT I HAVE READ OR HAD READ TO ME AND HAVE BEEN FURNISHED WITH A COPY OF THIS EXHIBIT AND UNDERSTAND THAT ANY VIOLATION OF THIS EXHIBIT WILL CONSTITUTE A BREACH OF MY LEASE. ANY PARTS I DID NOT UNDERSTAND HAVE BEEN EXPLAINED TO ME AND I UNDERSTAND AND ACCEPT ALL THE TERMS OF THIS EXHIBIT.

TENANT:

MANAGEMENT:

Woodlands Management, LLC

Signature

By: _____

Authorized Representative

Date: _____