

MOVE-OUT CHECKLIST

RENT You will need to pay your last month's rent as usual. You currently have a security/cleaning/damage deposit on record with us; however, we never deduct the last month's rent from your security/cleaning/damage deposit.

UTILITIES Power, water, and gas must remain in your name through the day of the move-out inspection. If you have turned your utilities off and we have to reconnect them for the move-out inspection, you will be charged the reconnection fee and be responsible for those days in rent.

CARPETS Your lease provides that the tenant have the carpets professionally cleaned and provide a receipt upon move-out. We will not accept a receipt from rented grocery store machines or home carpet cleaning machines. You must use a professional carpet cleaner. Please see enclosed vendor list.

CLEANING The house must be clean enough for the next tenant to move into. We will pay special attention to baseboards, windowsills and tracks, cobwebs, blinds, appliances, bathrooms, kitchens, cabinets, floors, and light fixtures. If you have a garage, it must be swept out. In addition, if your car has leaked any oil onto the garage or driveway, that must also be cleaned prior to move-out.

YARD The grass should be freshly cut, edged, and weed whacked around the sprinkler heads and house. Any weeds or miscellaneous garbage must be removed from the yard. Sprinkler system repairs must also be completed.

REPAIRS Any repairs that are the responsibility of the tenant must be completed. This includes leaky plumbing, sprinkler system, installing clean furnace filters, glass breakage, appliances (if damaged by tenants), and any damage by pets.

PLEASE KEEP IN MIND THAT YOUR ORIGINAL MOVE-IN INSPECTION FORM WILL BE USED AS A GUIDE UPON MOVE-OUT TO DETERMINE EXISTING DAMAGE AND REPAIRS REQUIRED ONCE YOU HAVE VACATED THE PROPERTY. PLEASE CALL 451-8700 WITH ANY QUESTIONS YOU MAY HAVE.

Vendor List

Here is a list of vendors who we use on a regular basis. We verify that our vendors are licensed and that they carry proper insurance coverage including workers compensation. In addition, they know what we expect in terms of quality and are aware of the guidelines for cleaning Nicklin properties.

You are not required to select from a company on this list and are more than welcome to use your own vendor. This list is provided for your convenience only.

If selecting your own vendor, please screen them carefully to ensure that they carry the proper licensing and insurance. Please review the included flyers provided by Keystone Carpet Cleaning which covers general guidelines to selecting a professional carpet cleaner.

CARPET CLEANING:

KEYSTONE CARPET CARE: (702) 460-1877

MAID SERVICE:

KEPT SWEEP: (702) 281-0623

COMMERCIAL RESIDENTIAL: (702) 243-6275

MAID BRIGADE: (702) 798-6205 or (702)947-6243

YARD/LAWN SERVICE:

ULTIMATE POOL & LAWN: (702) 210-3468

AFFORDABLE REPAIRS: (702) 234-6779

HANDYMEN (FOR SMALL/MINOR REPAIRS):

HOME MECHANIX: (702) 375-8623

AFFORDABLE REPAIRS: (702) 234-6779

RLP HANDYMAN: (702) 491-5116

***Disclaimer: Tenants who have signed a lease requiring the carpets to be professionally cleaned prior to vacating the property or those who are looking to have the property professionally cleaned by a maid or any other service need to take special care when screening their own vendor. Providing a receipt to document that a service has been completed is not sufficient documentation to relieve you of the contractual obligations set forth in a written lease agreement. The rendered service is subject a cosmetic evaluation which is performed during your scheduled move-out appointment. Please take care when selecting a company to perform any service at the property. **If the service is poorly done and/or not satisfactory then we will be required to contract one of our vendors to remedy the item(s) in question which may be deducted from the security deposit.**

Top Ten Questions to Ask a Carpet Cleaner:

We've all seen the signs, bill boards and dancing costumed heroes offering carpet cleaning at astoundingly low prices. If you decide to use a carpet cleaner that is not on Nicklin's approved vendor list, please protect yourself and ask the following questions:

1. Are you IICRC certified? The IICRC is the governing body for that industry. An IICRC Certified Firm has met specific criteria, including training.
2. Is your price inclusive? Carpet cleaning should include pretreatment, scrubbing, rinsing, extracting, deodorizing and grooming. If they are not inclusive, be sure to ask the individual price for each of the items. Beware of Bait and Switch companies.
3. Do you offer free estimates? Any reputable carpet cleaner should give free estimates either over the phone or on site.
4. Do you use temporary employment or independent contractors? When inviting someone into your home, it's important to be able to trust them around your family and your belongings. Companies that utilize day laborers, temporary employment or independent contractors probably will not know these individuals well enough to be able to trust them.
5. Are you licensed? Our area has very strict licensing laws and jurisdictions. A service company that operates in the Las Vegas Valley should have business licenses from: the State of Nevada, Clark County, the City of Las Vegas, the City of North Las Vegas and the City of Henderson.
6. Are you fully insured (auto, liability and workers compensation)? An established company should be fully covered. Nicklin ensures that all of its vendors are fully covered. This is to protect everyone, especially the tenants.
7. Do you steam clean? Steam cleaning is the method recommended by most carpet manufacturers. Unless the carpet requires dry cleaning, steam should be used to get the carpet clean.
8. Is your equipment truck-mounted? Truck-mounted equipment is the most powerful. Powerful equipment means clean carpet. About a decade ago almost every carpet cleaner switched from portable ("wet-vac" type) to truck-mounted equipment. Portable units are only used for hard to reach homes; like high rise communities.
9. Are your technicians uniformed? It may sound strange, but a good company takes the time and money to uniform their employees. And this is a great way to identify someone before inviting them into your home.
10. Do you guarantee your work? Most companies offer a two-week guarantee on their services. If they are not an approved Nicklin vendor, Nicklin has little or no influence on them.

When having your carpet cleaned by any company please remember:

1. If you are moving out, the carpet clean should be the last item completed before the inspection.
2. You do not need to vacuum first. Truck-mounted equipment is strong. But please have the carpet free of trash and large debris (candy wrappers, paper clips, etc.).
3. Be sure to point out any stains you may have. Especially pet and ink stains, these are not always noticeable before cleaning the carpet. After cleaning the carpet they will be quite evident and could result in additional charges.
4. You can generally walk on the carpet immediately following a carpet clean. However, the best way to prevent immediate resoiling is to limit traffic on the carpet as it dries.
5. Carpet manufacturers recommend having your carpet professionally steam cleaned 3 to 4 times per year. Homes with heavy traffic may want to have it cleaned more frequently. While homes with less traffic may not need it cleaned that often. Regular carpet cleaning is the best way to extend the life of your carpet.

Keystone Carpet Care

As a proud vendor of Nicklin Property Management, it is our pleasure to offer their current and past residents a great deal. Typical carpet cleaning prices are \$0.13 per square foot. We will clean ANY house occupied by a Nicklin resident for \$0.11 per square foot. That's 15% savings! Additionally, this discount will follow you to any other home you live in the Las Vegas Valley.

Keystone Carpet Care uses state-of-the-art equipment. EVERY clean includes: pretreatment, scrubber agitation (if necessary), truck-mounted rinse and extraction, deodorizer and grooming.

(702) 597-9606 Call today!

• Licensed • Insured • IICRC Certified •

Saturday Appointments are available!

OUR SERVICES INCLUDE:

CARPET & UPHOLSTERY CLEANING

24 HOUR WATER DAMAGE SERVICE

STRETCHING & REPAIRS

EXPERT STAIN REMOVAL

MOST STAINS ARE REMOVABLE INCLUDING KOOL-AID AND URINE

SPOT DYES

FULL AND PARTIAL REPADS

ODOR REMOVAL

EFFECTIVELY REMOVE PET, SMOKE, AND MUSTY ODORS

Keystone Carpet Care is a family business that has been servicing the Las Vegas Valley since 1992. All technicians are uniformed, fully trained and certified.

This offer does not expire. You do not need to present this flyer in order to receive the discount. When calling, simply mention that you live or lived in a Nicklin managed home.

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