



## Tenant: Move-out Standards and Guidelines

**Move-Out Condition:** When the lease ends, Tenant will surrender the Property in the same condition as when received, normal wear and tear excepted. Tenant will leave the Property in a clean condition free of all trash, debris and any personal property. Tenant may not abandon the property.

Source: Per Lease, Para 16. A.

**“Normal wear and tear” means deterioration that results from the intended use of a dwelling, including, for the purposes of Subchapters B and D, breakage or malfunction due to age or deteriorated condition, but the term does not include deterioration that results from negligence, carelessness, accident, or abuse of the premises, equipment, or chattels by the tenant, by a member of the tenant’s household, or by a guest or invitee of the tenant.”**

**Tex. Prop. Code §92.001(4).** Texas Property Code can be viewed online at: <http://www.statutes.legis.state.tx.us>

**All components of a property have a life expectancy and guidelines are outlined by HUD to help. However, this is not a cover all for returning property in any other condition than which it was received.**

**\*If these items were in good condition at the time of move in, and it can be shown that damage, above the normal wear and tear has been sustained, then a damage claim can be submitted.**

Dept. of HUD: <https://www.hud.gov/sites/documents/HSG-06-01GHBGUID.PDF>



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**Please note the below items are not considered normal wear and tear, as outlined in lease, Para. 10. D.1. (q)**

The cost to restore walls, flooring, landscaping or any alteration to the Property not approved in writing by Landlord.

With the exception that a reasonable number of small nails may be used to hang pictures in sheetrock and grooves in paneling;

Source: Lease, Para. 17. D. (3)

**In working with T2M Real Estate; All parties agree that 2 nail holes per wall is reasonable for hanging of pictures. There are other means to hang items besides nails. Such as, VELCRO® Brand HANGables® Picture Hanging Strips (Large)** See Lease Para. 10.D. for more details regarding what a "Landlord may deduct reasonable charges from the security deposit for:..."

**Reasonable Charges are dictated by the market rate in the local area of the property; for a legitimate professional, licensed (if applicable), insured, background checked and tax registered entity to complete any work properly.**



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Prior to your move-in, your rental property will be cleaned, and any carpet areas will be professionally cleaned.

Upon your move-out, the unit is expected to be in the same clean condition that was documented at move-in.

### Common Issues that incur costs.

Poor cleaning which is typically obvious with dirty floors, walls, baseboards, light fixtures containing bugs, appliances dirty, bathroom tubs and showers dirty, if applicable. Carpet not vacuumed properly prior to professional carpet cleaning and/or professional carpet cleaning not being done.

Carpet shows no signs of visibly being cleaned; such as several indentations from furniture present at move-out, carpet shows foot steps throughout at time of move-out assessment, and obvious soiled/stained carpets

More than two nail holes per wall for hanging pictures, etc... random nail holes and mounts in property.

Wall Texture/Patch work poorly done. Mismatch repairs and color is not normal wear.

Landscaping, Flower beds/hedges, trees; not returned in neat and orderly appearance.

**Any coordination of these common issues/items will incur a 10% surcharge to billing by T2M Real Estate for the time and effort to coordinate and provide oversight.**

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Sign and Date

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