



Student Move-Out Preparation Checklist 2026

Please leave this packet where ALL your roommates can see it

Welcome to Student Move-Out 2026! You're always welcome to come to our office with any move-out questions; however, this will serve to be an excellent guide to make your move-out as smooth as possible.

Per your lease...

“B. The following types of damages will, in addition to others, be chargeable to LESSEE upon LESSEE vacating the leased premises:

- 1. Extra cost of painting, carpet cleaning or replacement, or any other deodorizing process necessitated by the presence of persistent, lingering odor resulting from smoking materials, use of candles and incense, urine, alcohol, odorous cooking or otherwise.*
- 2. Extra cost of cleaning apartment to ensure that apartment is in occupancy ready condition.*
- 3. Damage to furniture and TV (if applicable).”*

Maintenance Forms

Anything in the apartment that is in need of repair, is going to be listed on one of our two maintenance categories, **Charge Tenant** or **Charge Owner**.

Charge Owner Maintenance: Things listed here are items that need to be fixed, which result from tenancy and may be out of the control of the resident. These items are basic wear and tear on a unit, and the owner of the building will pay for these items. Here we need to remember that these charge owner maintenance issues are basic upkeep of the apartment and not caused by tenants. These items include but are not limited to:

- Burned out lightbulbs
- Leaky faucets
- Running toilets
- Drip pans that are warped
- Wall plates that are loose
- Worn toilet seats
- Burned out fridge and stove lights
- Loose trim/cabinets
- Tightening bedframes/furniture
- Loose/sticking doorknobs
- Baseboards needing re-attachment
- Caulk that has cracked over time
- Smoke alarm batteries
- Loose towel racks

Charge Tenant Maintenance: Charge tenant maintenance items are things that were beyond basic wear and tear during the tenancy and was damaged by residents during their lease. Some examples of charge tenant items include but are not limited to:

- Broken/missing handles
- Removing/Replacing non-First Site door handles
- Removing personal items left behind
- Broken/missing wooden bed slats
- Clogged sinks/drains
- Broken/missing cabinets
- Broken fixtures
- Broken/missing blinds
 - Blinds measure ½” shorter than store size. (i.e. If you use a tape measure and your blind width is 38 ½”, you will buy a 39” blind.)
 - Blind Color: Alabaster
- Kicked in doors/frames
- Scratched/Broken/missing trim
- Broken/missing window screens
- Broken/missing towel bars
- Animal Damage throughout interior & exterior of unit
- Drywall repair/holes in wall
- Broken/Missing appliances*
- Broken/Missing furniture*
- Burned/Stained flooring
- Use of ozone machine for odor removal
- Broken/Missing wall plates

Note: Labor cost of \$98.00 per hour plus the cost of materials will apply.

*Broken/Missing Appliances or Furniture will be replaced whole set not as one piece.

*i.e. Stained/Broken Mattress and/or Bedframe may be replaced as a set which replaces both the frame and mattress.

*i.e. Broken chair may result in replacement of both couch and chair

Painting

If your apartment requires any type of painting, the amounts below will be charged. Unless it is noted on your move-in inspection or repaired/touched-up by the resident. (**Example:** If one wall requires paint or if the entire apartment requires paint the amounts below will be charged.)

Painting Costs (Full Move-Out: All Roommates Move-Out)				
1 Bedroom Apartment \$200.00	2 Bedroom Apartment \$300.00	3 Bedroom Apartment \$400.00	4 Bedroom Apartment \$500.00	Houses 3+ Beds (Bid required)

Painting Costs (Partial Move-Out: Some Roommates Re-signed for 2026/27 School Year)
Per Bedroom/Connected Bathroom Charge: \$125.00

- Most of our properties are painted with the color First Site White (gloss), which may be purchased only at Sherwin Williams in Normal, IL. **If your paint color is white then it will be “First Site White”, if your paint color is not white, please email our maintenance team with a photo at maintenance@fsite-aps.com for further information.**
- *Extra Charges may apply for extreme situation such as but not limited to heavy smoke damage, pet damage, heavy stains, kitchen cabinets, vanities, doors, ceilings, etc.*

General Cleaning

Cleaning costs described below

(**Example:** 4 Bedroom; If entire apartment moves out and a General Clean is required, a fee of \$400.00 will be charged to apartment, \$100.00 per resident):

Cleaning Costs per apartment (Full Move-Out: All roommates move-out)			
1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Light \$85.00	Light \$105.00	Light \$130.00	Light \$150.00
General \$170.00	General \$190.00	General \$320.00	General \$400.00

Cleaning Costs

(Partial Move Out: some roommates re-signed for 2026/27 school year - Only residents moving out will be charged)

Per Bedroom	Per Bathroom
\$50.00	\$75.00

- **Light Clean:** No personal items left in apartment. Nothing more than a light wipe down needed on any surface or appliance. (Maximum 1-3 items)
- **General Cleaning Cost:** Multiple cleaning agents required, including but not limited to, 1-3 labor hours and additional supplies needed to clean items throughout unit. Cleaning crew needs to scrub bathrooms, showers, kitchens, appliances, floors, cabinetry etc.
 - **Extra cleaning costs will apply for excessively dirty apartments** (3+ labor hours required)
 - **If there is any extra cleaning required due to animals living in unit**
 - **Smoke smell will result in additional cleaning charges.**
 - We will apply an extra fee of:
 - **1 Bedroom: \$140.00**
 - **2 Bedroom: \$145.00**
 - **3 Bedroom: \$150.00**
 - **4 Bedroom: \$200.00**

Carpet Cleaning/Flooring

Carpet and Flooring costs described below

Note: Some residents simply opt for us to professionally clean their carpets after their move-out inspection and bill their joint security deposit due to the fact that rented carpet cleaning machines can be unreliable.

Carpet Cleaning Costs per apartment (Full Move-Out: All roommates move-out)

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$115.00	\$125.00	\$150.00	\$175.00

Carpet Cleaning Costs

(Partial Move-Out: some roommates re-signed for 2026/27 school year - Only residents moving out will be charged)

Per Bedroom

\$80.00

Extra Fees will apply if:

- *Heavy stains, candle wax, gum, odor etc. will incur extra removal/treatment fees.
- If a living room couch or chair needs to be deodorized/cleaned an additional **fee** will apply.
- If tile flooring needs to be waxed from excessive scuffs, marks, stains etc., a **fee** will apply.

Key Return Envelopes

Failure to return all keys may result in a re-key charge and will be listed on the inspection report. Here is what to do with each...

- **Apartment Keys:** Place all of them in the key envelope provided and leave envelope on kitchen counter
- **Bedroom Keys:** Leave these in the corresponding bedroom doorknobs that they open
- **Key Fobs:** Place all of them in the key envelope provided
- **Security Door Keys:** Place all of them in the key envelope provided
- **Mailbox Keys:** Place all of them in the key envelope provided
- **Garage Door Openers:** Place all of them in the key envelope provided

MetroNet Equipment (New Fiber Internet)

All MetroNet equipment MUST remain in the apartment and plugged-in after the residents move-out. In the event any apartment removes any of the equipment they will be charged for all missing equipment. (i.e. Remotes, internet modems, etc).

Utilities – Gas, Water & Electric

*** First Site has not yet received the final month's utility bill(s). Notwithstanding return of any Security Deposit, you remain responsible for any utility bill(s) exceeding the all-inclusive utility allowance. Return of all or any portion of your Security Deposit in no way modifies, satisfies, waives, or otherwise relieves you of your obligations to pay utility bill(s) exceeding the all-inclusive utility allowance. Any such amounts will be billed to you, and shall be due upon receipt.**

Failure to remit timely payment will be treated as a default under your Lease, and First Site reserves the right to take all appropriate action to recover any such sum due it to reimburse for utility bills exceeding the all-inclusive utility allowance.

****HOUSES ONLY****

It is the residents responsibility to contact the utility providers and remove the utility bill(s) from their name. We will not reimburse if residents fail to do this.

Helpful TIPS for preparing your apartment

1. You must pull out stove and remember to clean inside oven, sides of stove, broiler drawer, under range panel and floor under stove. Some stoves tops do not open/prop up.



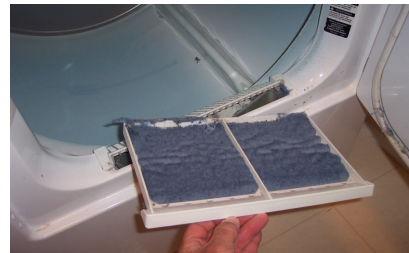
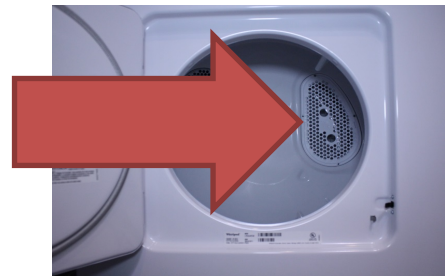
2. Clean microwave thoroughly, including grease that might build up underneath and filter throughout the year.



3. Clean shower doors thoroughly, including tracks.



4. Clean top, inside and sides of Washer/Dryer. Don't forget to clean/wash lint trap.



5. Clean all cabinetry inside and out... especially outside of cabinet doors.



6. Clean ceiling fans thoroughly, especially blades.



7. Mini blinds which are broken or stained can be replaced by visiting your local hardware store. All blinds in apartment must match color and style. You can save money by replacing blinds on your own to avoid labor charges.



8. Painting may be very costly; therefore, it is important to clean or paint any blemish on wall which was made during your stay. Paint color is “First Site White” at most locations except for Accent Walls at various locations. You can also try cleaning agents to see if the stain, scuff etc. can be removed without painting.

