

Move-out checklist: get your deposit back

for Florida renters · room by room



Landlords and property managers check the same places on almost every walk-through. Tick these off, photograph each room, and you'll have proof of how you left it.

Kitchen

the big one

- ☐ Inside the oven, racks and the drip pans
- ☐ Inside the fridge and freezer, shelves and drawers out and wiped
- ☐ Inside every cabinet and drawer, crumbs and shelf liners out
- ☐ Range hood and filter degreased
- ☐ Microwave inside and out
- ☐ Sink, faucet and disposal splash guard
- ☐ Counters, backsplash and cabinet fronts
- ☐ Dishwasher filter and door edges

Bathrooms

scum and grout

- ☐ Toilet inside, outside and around the base
- ☐ Shower and tub: soap scum, grout and glass
- ☐ Sink, faucet, vanity drawers and cabinet inside
- ☐ Mirror, light fixture and exhaust fan cover
- ☐ Floor including the corners behind the door
- ☐ Towel bars, hooks and the toilet-paper holder

Bedrooms and closets

the forgotten spots

- ☐ Closet shelves and rods wiped, floor vacuumed
- ☐ Ceiling fan blades and light fixtures
- ☐ Window sills and window tracks
- ☐ Blinds dusted slat by slat
- ☐ Walls spot-cleaned (scuffs and fingerprints)
- ☐ Under where the bed and dresser stood

Whole home

last pass

- ☐ Baseboards and door frames
- ☐ Doors, handles, light switches and outlet covers
- ☐ Air vents and return grilles
- ☐ Floors vacuumed and mopped, edges included
- ☐ Every bag, hanger and box out, nothing left behind
- ☐ Garage or storage closet swept out (if part of the lease)

Photo proof

protect yourself

- ☐ Photograph every room after cleaning: a wide shot from the doorway
- ☐ Close-ups: oven, fridge, cabinets, tub, toilet and floors
- ☐ Keep the original files; the date and time are saved in them
- ☐ Note anything that was already damaged when you moved in
- ☐ Walk through with the landlord if they offer, and take notes

Cleaning can't fix damage: holes, broken blinds, paint and carpet stains are a separate conversation with your landlord.



Your deposit, the Florida timeline

know the dates before you hand back the keys

How the deposit works in Florida, in plain words. This summarises Florida Statutes §83.49 (2024) for residential leases. Your lease may add its own rules, so read it too.

The Florida deposit timeline

- | | |
|----------------|---|
| 7 days | Leaving before the lease ends, or renting week to week or month to month? Unless your written lease says otherwise, give the landlord at least 7 days' written notice, by certified mail or hand delivery, that includes the address where you can be reached. Skipping it doesn't forfeit your deposit, but it frees the landlord from the 30-day notice rule below. (§83.49(5)) |
| 15 days | If the landlord isn't claiming anything, they have 15 days after you move out to return the deposit, plus interest if your lease requires it. (§83.49(3)(a)) |
| 30 days | If they intend to keep some or all of it, they have 30 days to send written notice by certified mail to your last known mailing address, saying how much and why. (§83.49(3)(a)) |
| Missed | A landlord who misses that 30-day notice loses the right to make a claim on the deposit, though they can still sue for damages after returning it. (§83.49(3)(a)) |
| 15 days | You then have 15 days from the notice to object to the deduction in writing. (§83.49(3)(a)) |

Summary of the statute text, not legal advice. Sandline is a cleaning company, not a law firm. For a dispute, talk to a Florida attorney or your local legal aid office. Source: Florida Statutes 2024, §83.49, flsenate.gov.

Hand-back day

last stop

- ☐ Keys, remotes, gate fobs and mailbox keys returned; get a receipt
- ☐ Forwarding address given in writing
- ☐ Utilities transferred or scheduled to end
- ☐ Thermostat left at a sensible setting, lights off, doors locked
- ☐ Final meter readings photographed if you pay utilities

Rather hand it off?

Move-in / move-out: 1-2 bed from \$265 • 3 bed / 2 bath \$350 • 4 bed \$425

Everything on page 1, including inside cabinets, drawers, fridge and oven, with timestamped before-and-after photos. Moving out Saturday? We clean Sunday.

Prices for typical homes by size. Your exact price is confirmed in writing before we start; heavy build-up or larger homes may cost more. No sales tax on home cleaning.