

Here are some examples of Normal Wear and Tear— more specifically we do not paint in between every tenant, nor are we required. If a tenant takes care of the property they are renting, most usually repainting entire walls is not necessary between every Tenant. We do not set our properties on a routine overall painting. We do a complete property painting when it is needed. If marks can be cleaned off the wall, Tenants are expected to do that before leaving. If there are some minor marks or nicks in wall that can easily be touched up, that is normal. If there is time we may touch those up, but if not, they will be listed on pre-existing damage on the next Tenant's check-in. If there are large scuff marks and/or holes in wall, this is excessive and Tenant will be responsible for the cost of repair and/or repainting.

The following list is some examples of normal wear and tear but is not limited to this list.

Ordinary Wear and Tear: Landlord's Responsibility	Damage or Excessive Filth: Tenant's Responsibility
Curtains faded by the sun	Cigarette burns in curtains or carpets
Linoleum stains caused by shower spray	Broken tiles in bathroom
Minor marks on or nicks in wall	Large marks on or holes in wall
Dents in the wall where a door handle bumped it	Door off its hinges
Moderate dirt or spotting on carpet	Rips in carpet or urine stains from pets
A few small tack or nail holes in wall	Lots of picture holes or gouges in walls that require patching as well as repainting
A rug worn thin by normal use	Stains in rug caused by a leaking fish tank
Worn gaskets on refrigerator doors	Broken refrigerator shelf
Faded paint on bedroom wall	Water damage on wall from hanging plants
Dark patches of ingrained soil on hardwood floors that have lost their finish and have been worn down to bare wood	Water stains on wood floors and windowsills caused by windows being left open during rainstorms
Warped cabinet doors that won't close	Sticky cabinets and interiors
Stains on old porcelain fixtures that have lost their protective coating	Grime-coated bathtub and toilet
Moderately dirty mini-blinds	Missing mini-blinds
Bathroom mirror beginning to "de-silver" (black spots)	Mirrors caked with lipstick and makeup
Clothes dryer that delivers cold air because the thermostat has given out	Dryer that won't turn at all because it's been over-loaded
Toilet flushes inadequately because mineral deposits have clogged the jets	Toilet won't flush properly because it's stopped up with a diaper