



## IMPORTANT INFORMATION ON PAINTING AND TOUCH UP PAINTING

\*\*\*Pre Move Out Inspection is recommended for the tenant to have full understanding of condition expectations and security deposit refund\*\*\*

Normal Wear and Tear and Tenant Neglect are determined during your move out inspection.

The definition of **Normal wear and tear (Owner Expense):**

“**Normal wear and tear**” refers to the damage done to the property from aging and/or normal depreciation. This is different than damage done due to the tenant’s negligence. While Florida state law does not give specifics about what constitutes normal wear and tear. Common, but not all examples are included below:

The definition of "**Tenant Neglect**" (**Tenant Expense**): 2 Rules:

Damage to the rental unit can only be charged to the tenant if it:

1. Is beyond normal wear and tear
2. Occurred during the tenancy and did not exist before the tenant moved in.

### **Walls:**

Normal Wear and Tear-

- Minor nail holes from thumbtacks or hanging posters
- Small chips, spots, dents(door knob eg.), or cracks due to settling
- Fading paint due to sunlight
- Minor scuff from daily use
- Cracked paint

Tenant Neglect-

- Large holes from careless drilling, weighty wall hangings, or large nails
- Multiple nail holes needing repair

- Unapproved, unprofessional or noticeable touch up paint job
- Water damage on wall from hanging plants or constant rubbing of furniture
- Damages that were not documented on Move in check list

**\*\*We do not advise 'matching paint' and touching up. Sheens and textures differ and colors aren't always exact. If you choose to do your own touch up this will be at your own risk.**