



SEA DOG PROPERTY MANAGEMENT

FLORIDA TENANT INTELLIGENCE | seadogmgt.com

A FLORIDA TENANT GUIDE

My Move-Out Checklist

Clean it. Document it. Hand it off.
Without losing your deposit or your mind.

A step-by-step playbook built on your lease and Florida Statute 83.49.



INTRODUCTION

Why This Guide Exists

Moving out of a rental is one of those things that always seems harder than it should be. There's a stack of small tasks, a couple of legal deadlines, a deposit on the line, and almost no one to walk you through it. This guide is exactly that walk-through.

Use it as a step-by-step playbook. Fill in the boxes on the next page, work through the five steps, and check things off as you go. If you do that, you will hand the home back in good shape, get your deposit back on time, and avoid almost every dispute we see at the end of a tenancy.

What's Inside This Guide

- Your tenant info worksheet, including the forwarding address Florida law requires
- How Florida Statute 83.49 actually works, in plain English
- Your move-out timeline, from 60 days out to one week after
- The cleaning guide, room by room
- Utilities, devices, and Florida-specific property systems
- What we look for at the post move-out walkthrough
- A side-by-side reference for ordinary wear and tear vs. damage
- The 10 most common mistakes tenants make — and how to skip every one

TELL US ABOUT DAMAGE IN ADVANCE

The single biggest reason tenants lose more deposit than they need to is hiding or downplaying damage hoping it won't be noticed. It almost always is — and it's always more expensive when we have to find a contractor on short notice. **You are not in trouble for telling us early.** You are protecting yourself.



TENANT WORKSHEET

Fill This In Before You Start

These six fields are the most important pieces of information for your move-out file. The forwarding mailing address is required under Florida law in order for us to send your security deposit or any related notice. Without it, our notice goes to the rental unit you just vacated — and you may miss the 15-day window to object to a claim.

PROPERTY ADDRESS

LEASE END DATE

MOVE-OUT DATE

TENANT NAME(S)

PHONE

EMAIL

FORWARDING MAILING ADDRESS (REQUIRED — WHERE WE WILL SEND YOUR DEPOSIT)

WHERE TO SEND THIS

Email a copy or photo to **don@seadogmgt.com**, or mail to **Sea Dog Property Management, 651 Rugby Street, Orlando, FL 32804**. Please include your old (rental) address and lease end date so we can match it to your file. Submitting this in writing is what starts your deposit clock running cleanly.



FLORIDA STATUTE 83.49

How And When You Get Your Deposit Back

Florida Statute 83.49 is the controlling law for residential security deposits. It tells the landlord exactly how long they have to return your deposit or send you a written claim, and it tells you exactly how long you have to object if you disagree.

WHEN THE CLOCK STARTS

The 15-day and 30-day deposit clocks start the day you **return possession** — meaning you have vacated the home AND returned all keys to Sea Dog. They do NOT start on your lease end date. If you hold over, the clock starts when you actually leave. If you surrender early, the clock starts early.

The Two Paths

Outcome	Deadline	What Happens
Path A — No Claim	15 days	If we are not making a claim against your deposit, we return the full deposit (with any required interest) within 15 days after you return possession.
Path B — A Claim	30 days	If we are making a claim, we send you a written Notice of Intent to Impose Claim by certified mail (or by email if you signed the F.S. 83.505 Electronic Notices Addendum) within 30 days after you return possession.
Your right to object	15 days	From the day you receive our claim notice, you have 15 days to object in writing. If you do not object, the claim stands. If you do, we attempt informal resolution before any court action.

Forwarding Address Is Everything

If you don't give us a forwarding address in writing before you leave, Florida law treats the rental unit as your last known address. Our claim notice goes to the property you no longer occupy, and you can miss the 15-day window without ever knowing it existed. **Submit your forwarding address as early as possible.**



STEP 1

Your Move-Out Timeline

Most move-out problems trace back to one of two things: leaving notice too late, or leaving the forwarding address until too late. Working backward from your move-out date and forward through the week after solves both. Here's the schedule.

When	What To Do
60 days out	Decide whether to renew or vacate. Calendar your notice so it lands by the 1st of a month and your lease ends on the last day of a month — mid-month moves create rent and utility complications. If you've received PCS military orders, contact us now — the federal SCRA allows early termination with proof of orders.
30 days out	Send written notice of your intent to vacate. Submit your forwarding mailing address. Schedule your move date. Heads up — we may show the home to prospective tenants in the final 30–60 days, with reasonable notice.
14 days out	Optional but smart: request a pre-move-out inspection . We'll walk the home with you (or alone) and identify anything likely to be flagged at final walkthrough — while you still have time to fix it. Free, and it is the single best step you can take to protect your deposit.
7 days out	Confirm your move-out date with us. Schedule utility disconnects for the day after your lease ends or the day after you vacate, whichever is later. File USPS Change of Address. Update your driver's license (FL law: 10 days), voter registration, banks, employer, and insurance.
Move-out day	Complete the cleaning. Remove all personal property. Take dated photos and video of every room and the exterior. Replace burned-out bulbs and the A/C filter. Set thermostat to 78°F (summer) or 65°F (winter) — do not turn the A/C off. Lock everything. Coordinate the Vacating Agreement and key handoff with us.
+7 days	We document the property condition at the post move-out walkthrough. Within Florida's 15- or 30-day window, we send your deposit return or a written claim notice. Watch your forwarding address mailbox and email.



STEP 2

The Cleaning Guide

Your lease requires the home in “good, clean condition, ordinary wear and tear excepted.” This is a guidance checklist to help you meet that standard. It is not a new contract obligation — just practical recommendations from the people who do walkthroughs every week.

Kitchen

- Wipe down inside and outside of all cabinets, drawers, and countertops.
- Clean the inside of the oven (non-abrasive cleaner; avoid aerosol oven cleaners on self-clean coatings).
- Glass cooktops: dedicated glass-cooktop cleaner only — abrasive scrubbers permanently scratch the glass and are treated as damage.
- Clean the range hood, vent, and degrease the metal mesh filter.
- Clean inside the microwave; run a clean cycle on the dishwasher; clear its filter.
- Pull the refrigerator and range out and clean behind and under both. Replace the fridge water filter if it's been more than six months.
- Run a clean cycle on the garbage disposal (ice cubes plus half a lemon).
- Clean sliding-door glass and tracks; clean baseboards; sweep and mop the floor.
- Leave the refrigerator running with the door slightly propped if it's empty — prevents mold.

Bathrooms

- Clean toilet inside and out (bowl, tank, base, behind it).
- Clean tub, shower, fixtures; remove soap scum and mildew. Note any failing caulk or grout — do not paint over it.
- Clean sink, vanity, mirror, cabinets, exhaust fan cover.
- Clean light fixtures and globes (both sides); replace burned-out bulbs with correct-wattage replacements.

Bedrooms, Living Areas, Hallways & Stairs

- Vacuum carpets and rugs. Sweep and mop hard floors. **Luxury vinyl plank: damp mop only — no steam mops. Steam mops void the manufacturer warranty and cause damage.**
- Wipe down baseboards, window sills, door frames; clean window glass and sliding-door tracks; dust blinds.
- Clean ceiling fans (top side of blades too) and light fixtures.
- Spot-clean walls; remove all cobwebs inside and out. Do not paint without prior written consent — small nail holes from hung pictures are fine.



STEP 2, CONTINUED

Laundry, Exterior, Lanai & Final Pass

Laundry / Utility Room

- Clean inside and behind the washer and dryer. Lint behind the dryer is a fire hazard.
- Clean the dryer's lint trap and the visible run of dryer venting where you can reach.
- Replace the A/C filter (your lease holds you responsible).

Exterior, Garage & Lanai

- Remove all personal items from the garage, attic, shed, and yard.
- Sweep the garage floor; pressure-rinse oil spots if practical.
- Clean lanai pavers; pressure-rinse if heavily soiled. Vacuum or sweep pool cage tracks at the base of the cage.
- Clean lanai screens with a screen-safe cleaner. Confirm screen door spring intact.
- Mow, edge, weed, and trim shrubs if you've been responsible for lawn care under your lease.
- If you've been responsible for pool/spa upkeep: water at mid-skimmer level, equipment running, no algae, chemistry within test-strip range.
- If hurricane shutters or storm panels are stored on-site: all panels and hardware accounted for, stored at the home's designated location. **Report missing panels in advance, not at walkthrough.**
- Take down anything you installed (shelves, hooks, security cameras, smart thermostats); restore the originals.

Whole-House Final Pass

- Replace burned-out light bulbs with correct-wattage replacements; clean fixture globes both sides.
- Test smoke and CO detectors; replace any chirping or weak batteries.
- Set thermostat to 78°F (summer) or 65°F (winter) — do not turn A/C off.
- Take dated photos and video of every room, closet, garage, yard, and exterior. Lock all doors and windows.



STEP 3

Utilities, Devices & Property Systems

Disconnecting utilities at the wrong time is the most common move-out mistake we see. Get the timing right and notify us in advance so service does not lapse.

THE UTILITY RULE

Disconnect utilities the day **after** your lease ends — or the day after you've physically vacated and returned your keys, whichever is later. Disconnecting early can leave the home without A/C in Florida heat, which causes mold and damage you would be responsible for under your lease.

Utilities & Services

- Schedule disconnects for the day after lease ends or the day after you vacate, whichever is later.
- Notify Sea Dog of the disconnect dates so we can transfer service into the owner's name without a lapse.
- Cancel internet, cable, and streaming services tied to the home address.
- Cancel lawn, pool, pest, or trash services you personally arranged. Leave HOA-provided or owner-provided services alone.

Access Devices — Return All Of These

- House keys: all copies. Note the count we issued at move-in.
- Mailbox keys, including USPS cluster-mailbox keys. Lost cluster keys are typically a \$50–\$100 charge plus lock change.
- Garage door remotes: all units. Clear vehicle HomeLink programming before you leave.
- HOA gate fob(s), gate remote(s), and amenity/pool card(s). Return everything to Sea Dog — we reconcile with the HOA.
- Alarm system fobs and the current master code.
- Personal smart locks: remove and restore the original deadbolt before move-out.
- Smart thermostats / Ring / Nest: tenant-installed devices removed, originals restored. For any landlord-installed smart device, transfer admin access to **don@seadogmgt.com** and deauthorize your personal accounts.

Florida-Specific Property Systems

- Irrigation timer: do not change the controller programming. Report any non-running zones in advance.
- Septic systems (parts of Brevard County): no grease, wipes, or non-flushables. Report any backup or slow drain now.



STEP 4

Walkthrough, Mail & Damage Reporting

Mail, Subscriptions & Records

- USPS Change of Address at moversguide.usps.com.
- Update banks, credit cards, and lenders with your new address.
- Update employer or HR with your new address.
- Update Florida driver's license / state ID address (state law: within 10 days of move).
- Update voter registration.
- Update insurance providers (auto, renter's, health).
- Cancel or transfer subscriptions tied to this address (Amazon, meal kits, magazines).

The Vacating Agreement & Key Return

Before you leave, schedule a quick handoff with Sea Dog. We sign a short Vacating Agreement that captures your forwarding address, the date you returned possession, and an itemized list of every key, remote, fob, and card you returned. You leave with a **signed receipt** — that's your protection if anything is ever questioned later.

- All personal property removed from home, garage, attic, shed, and yard.
- Dated photos and video taken of every room, the garage, the yard, and the exterior.
- Vacating Agreement and key return scheduled with Sea Dog. Do not leave keys on the kitchen counter.
- Any damage, breakage, pet issue, or item beyond cleaning reported to us in advance using the form at seadogmgt.com/tenants/move-out.

ONE LAST REMINDER

Tell us about damage in advance. The single biggest reason tenants lose more deposit than they need to is hiding or downplaying damage hoping it won't be noticed. It almost always is, and it is always more expensive when we have to find a contractor on short notice. **You are not in trouble for telling us early.** You are protecting yourself.



REFERENCE

Ordinary Wear and Tear vs. Damage

Florida law and your lease are clear: you are not financially responsible for ordinary wear and tear from normal use of the home. The simple test — *wear is what time does, damage is what people do*. Use this side-by-side as a reference.

Category	Ordinary Wear (no charge)	Damage (chargeable)
Walls	Small nail or pin holes from hanging pictures; minor scuffs; faded paint after 2–3 years.	Large anchor holes; unapproved paint colors; crayon or marker; doorknob impact holes; water stains from tenant neglect.
Carpet	Matting or compression in traffic areas; minor soiling removed by normal cleaning; carpet at end of useful life (5–7 yrs).	Pet urine into pad or subfloor; burns; large permanent stains (wine, paint, ink); rips or tears.
Hard Floors / LVP	Dulled finish; minor surface scratches; grout darkening.	Deep gouges; chipped tile; water damage from unreported leaks; pet stains that have penetrated the finish; steam-mop damage on LVP .
Appliances	Faded knobs; worn interior finishes; mineral deposits from hard water.	Cracked stovetops; broken shelves; missing parts; damage from misuse.
Bathroom	Caulk shrinkage; grout darkening; faucet mineral buildup; seat loosening.	Cracked fixtures; broken tile; sink separated from wall; mold from failure to ventilate.
Windows & Blinds	Dusty or slightly yellowed blinds; faded drapes; minor screen wear.	Broken blind slats; missing blinds; torn or missing screens; broken glass.
Cleanliness	Light dust; minor soap scum; standard turnover cleaning needed.	Trash left behind; food in fridge; pet waste; biohazard conditions; smoke or vape saturation.
Bulbs / Filters	Normal end-of-life during the tenancy (your responsibility under your lease).	Missing or dead at move-out when the lease assigns them to you — charge for replacement.



FIELD GUIDE

The 10 Most Common Tenant Mistakes

These are the mistakes we see over and over again at move-out. Each one is avoidable. Most of them cost real money — and almost all of them trace back to running out of time at the end of a tenancy.

#	The Mistake	The Fix
1	Not giving 30 days' written notice on time.	Calendar a reminder 45 days before lease end. Send notice early — early is fine, late is expensive.
2	Not providing a forwarding address.	Submit it in writing the day you give notice. Without it, our claim notice goes to a unit you no longer occupy.
3	Disconnecting utilities too early.	Disconnect the day after your lease ends or the day after you vacate, whichever is later. Florida heat causes mold fast.
4	Turning the A/C off when leaving.	Set thermostat to 78°F (summer) or 65°F (winter). Florida humidity without A/C grows mold within days.
5	Hiding damage and hoping it won't be seen.	Tell us in advance using the form at seadogmgt.com/tenants/move-out . Surprises cost more than honesty.
6	Using abrasive scrubbers on glass cooktops.	Glass-cooktop cleaner only. Permanent scratches are damage and not covered by ordinary wear.
7	Steam-mopping LVP floors.	Damp mop only. Steam voids the warranty and is treated as damage.
8	Painting walls without prior written consent.	Don't. Even 'the same color' rarely matches. Small nail holes from pictures are wear — leave them.
9	Leaving items behind.	Items left after surrender are deemed abandoned per your lease. Plan a final sweep of garage, attic, shed, and yard.
10	Skipping the pre-move-out inspection.	Request one 14 days out. It is free and it is the single best step you can take to protect your deposit.



WE'RE HERE

How Sea Dog Helps You Move Out Cleanly

Sea Dog Property Management is a licensed Florida brokerage serving Orlando and the Space Coast. We handle leasing, property management, move-ins, move-outs, security deposits, and the day-to-day operations of every home we manage. Our goal at the end of your tenancy is exactly the same as yours — a clean handoff, your full deposit back on time, and no surprises for either side.

How To Reach Us Before Move-Out

- Email **don@seadogmgt.com** — the fastest way for written items like notice of intent to vacate, your forwarding address, and damage reports.
- Call **(321) 377-0341 ext. 8** — the tenant line for anything you'd rather talk through. We answer every business day.
- Mail **Sea Dog Property Management, 651 Rugby Street, Orlando, FL 32804**.
- Online forms at **seadogmgt.com/tenants/move-out** — pre-move-out inspection request, damage report, and the Vacating Agreement scheduler.

READY FOR YOUR HANDOFF?

Schedule your Vacating Agreement and key return at **seadogmgt.com/tenants/move-out** or email **don@seadogmgt.com**. We'll confirm the date, location, and what to bring — and you'll leave with a signed receipt that starts your deposit clock cleanly.

SEA DOG PROPERTY MANAGEMENT

Helping Florida tenants leave on good terms.

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Legal notice. This guide is a general educational resource and is not legal advice. Florida landlord-tenant law is fact-specific and changes periodically. The procedures and timelines summarize provisions in your signed lease and Florida Statutes Chapter 83 (specifically F.S. 83.49, 83.491, and 83.505). In any conflict, your signed lease and Florida law control. The Florida Bar's consumer pamphlet *Rights and Duties of Tenants and Landlords* (floridabar.org/public/consumer/pamphlet016/) provides a neutral overview. © Sea Dog Property Management, LLC. All rights reserved.