

Your Security Deposit

Here's How To Get It All Back!

The main reason for a Security Deposit is to assure that a resident takes reasonable care in his/her use of a rental property. Reasonable care means that the property should be returned to the owner in nearly the same condition as it was when originally rented. This assumes that the resident will need to spend some time and effort in cleaning and repairing the property prior to vacating so that the owner can re-rent it quickly. The owner much prefers returning your Security Deposit for a clean house to using some portion of the deposit to have the house cleaned.

The following is a check list of those items that the property owner expects the resident to complete for a full return of the Security / Cleaning Deposit.

WALLS:

Sink and faucets must be scoured clean and free of calcium.

Dirty or marked walls cleaned or if necessary re-painted. If for instance, a bedroom wall has been badly marked, it is not usually necessary to paint the entire bedroom. Painting of that one wall with closely matching paint will cover the marks and greatly improve the appearance of the bedroom. Call our office for correct paint type and color.

WOODWORK:

Woodwork, such as doors and door frames, must be washed clean of fingerprints and smudges.

FLOOR:

All tile floors must be swept and mopped clean after the house is empty.

CARPETS:

All carpets must be vacuumed thoroughly after the house is empty. Spots and soiled areas must be professionally cleaned by a recommended carpet cleaning company.

KITCHEN:

Sink and faucets must be scoured clean and free of calcium deposits.

Stove top units must be washed and free of grease. Replace pans if necessary.

Oven must be clean and free of grease and splatters.

Counter tops, shelves and drawers must be wiped clean.

Refrigerator, if any, must be washed clean, inside and out. Also behind/under refrigerator.

BATHROOM:

Sink, faucets and counter tops must be scoured clean and free of any calcium deposits.

Medicine chest, shelves and drawers must be wiped clean.

Shower and tub must be scoured clean of dirt, black mildew and soap, including soap tray and window sill, if any.

Toilet must be scoured clean of any calcium deposit or stains, including the base and seat area.

STORAGE AREAS/LAUNDRY

All storage/laundry areas must be swept or hosed clean of dust, dryer lint, etc.

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WINDOWS AND SLIDING GLASS DOORS:

Window and door tracks must be vacuumed clean of dirt, insects, etc.
Any damaged window screens must be replaced or re-screened.

CARPORT OR GARAGE:

Must be swept or hosed clean. Oil stains need to be cleaned.

YARD, FRONT AND BACK:

NOTE: Some normal wear and tear from living in the property is expected. The list of items above was used by the Property Manager to clean and prepare the property prior to your occupancy. The house was clean at that time. Normal wear and tear use should not necessitate major inside painting more often than every three or four years.

Yard must be clean of all paper, litter and trash.

Gravel yards must be free of weeds.

Lawn, if any, must be in reasonably healthy condition, be mowed and reasonably free of weeds.

Flower beds, if any, must be free of weeds.

Weeds and grass in dirt areas in back and side yards must be removed.

Dog droppings must be removed.

All trash must be removed.

A professional service will be used in the event any of the above areas are left incompleated. Charges for this service, as well as any damage, will be deducted from your deposit.

30 day written notice of intent to vacate property at the termination of your lease MUST be received prior to the 1st of the month in which you plan to vacate.

06-26-07

TENANT

Date: _____

TENANT

Date: _____

TENANT

Date: _____

Property Manager

Date: _____

