Security Deposit Move-Out Requirements

Dear Tenant,

Your security deposit is being held by our company against any possible property damage which may occur during your occupancy. Security deposits do not apply to the final month's rent payment.

Below is a list of damages and cleaning expenses which will result in security deposit deductions. This list is necessarily broad in terms and subject to change.

General Cleaning

	All Carpets professionally cleaned; receipt provided for records Garage cleaned and swept out Make sure all light bulbs are working Nails removed Storage closet cleaned Nicotine walls Full kitchen cleaning Full bathroom cleaning Blinds and Windows (Including tracks) Patio Blinds and Patio Doors (Including tracks)	\$100 \$20 \$5 (Each) \$2 (Each) – DO NOT PATCH \$10 \$300 (Minimum) \$150 \$100 \$15 (Each) \$35			
<u>Garbage</u>					
	Old bedding, furniture, appliances, TV's etc., taken directly to dump. Removal fee will be charged if left in dumpster area	\$150			
	Tires	\$50 (Each)			
Kitchen					
	Linoleum swept and mopped	\$20			
	All cupboards emptied and washed inside and out	\$30			
	Sink and countertop cleaned	\$5			
	Refrigerator and freezer emptied and cleaned out	\$25			
	Refrigerator must remain plugged in and running	\$5			
	Stove top and oven cleaned	\$35			
	Range hood and fan cleaned	\$10			
	Dishwasher cleaned	\$10			
	Light fixtures and ceiling fans cleaned	\$5 (Each)			
Bathroom					

Linoleum swept and cleaned	\$10
All cabinets emptied and washed inside and out	\$10
Sink and countertop cleaned	\$5
Mirrors cleaned	\$5

Toilet cleaned	\$20
Shower area cleaned inside and out	\$40
Light fixtures cleaned	\$5

Living Room

Balcony/patio cleaned	\$5
Clean air conditioner and filter	\$15

Any other cleaning will be charged at \$25 per hour.

Damages/ Repairs

Screen Replacement	\$65
All doors	\$160
Replace kitchen countertops	\$1500
Patio Blinds	\$75
Window Blinds	\$60 (Each)
Patio Screen Door	\$150
Unit entrance doors	\$345
Stove Pans	\$10 (Each)
Towel Bar/ Shower Bar	\$35
Garage key not returned	\$35
Mailbox key not returned	\$35
Apartment keys not returned	\$75
Garage remotes not returned	\$60

- Any damages done to the appliances, carpet, cabinetry, walls, heating and air conditioners will be based on material and labor charges.
- > Drywall repairs will be charged on time and materials.

> Maintenance repairs will be charged at \$50 per hour plus material costs.

To help ensure full return of your security deposit, follow all terms of your lease regarding giving a written 60-day notice that needs to coincide with the end of a month.

Important: We will make the arrangements for the carpets to be cleaned. Per the carpet cleaning agreement, you are responsible for the cost, which is due no later than the last day of the lease term. If you do not want to make arrangements to have your carpets professionally cleaned per your lease agreement, we will arrange for that to be done at the cost below:

 Price 1 Bed = \$ 100
 Price 2 Bed = \$ 150
 Price 3 Bed = \$175

Thank you, Rusch Properties/ Red Moon Holdings

Initials: _____