

Unique Rentals

4057 Parkview Drive • Frontenac, KS

Phone: 620-231-9852

Move-out Acknowledgment and Instructions

Your move-out process and deposit return will go smoother if you take a few minutes to read through the following information. We expect you to leave your rental unit in the same condition it was when you moved in, except for normal wear and tear. To refresh your memory on the condition of the unit when you moved in, we have attached a copy of the Lessee Moving In/Out Checklist you signed at the beginning of your tenancy. This form will be used to inspect the residence when you leave.

Move-out Date

Although your lease most likely ends the last day of your final month, tenants often move sooner than the actual last day. Often the reason for this is to be able to thoroughly clean the residence. If you wait until the last day of your lease to move, you will not have sufficient time to properly clean the residence. No extra or holdover days will be allowed beyond the end of your lease date.

Carpet

As per your lease, upon your move-out date, we will have the carpet professionally cleaned and the actual cost will be deducted from your security deposit. **Do not clean the carpets yourself or hire someone else to do it!**

Cleaning

Moving is a very tiresome event. Please consider carefully whether you will have the time and energy, after moving, to properly clean your place. Many times we hear a tenant say, "The place will be cleaner than when we got it." But then they run out of time or are too exhausted after packing up and moving boxes. They blow off the final clean and walk away figuring their deposit will cover the cleanup costs. This leaves us scrambling to get things handled at the last minute before the new tenant moves in.

The problem is made worse when utilities have been turned off. Without water and electricity, you will not be able to properly clean the residence. Nothing will eat up more of your deposit more than your failure to return the property in a good and clean condition. We would suggest that you consider hiring a cleaning service if you don't know for sure that you are going to be able to return the residence to us in a good and clean condition.

Our cleaning charges are \$50/ hour for two people to clean.

Repairs

Please take a moment to think about anything that may need attention at your residence that you have not previously reported to us. Do you have toilets that run? Do all the appliances work properly? Have you caused damage to the property that needs repair? If you think of anything, please let us know in writing so we won't be surprised by it after you move out.

Walls, Painting, Picture Hanger Holes – **DO NOT** spackle. Please **DO NOT** fill small holes in your walls with spackle. Just leave them there and we'll handle it. Please **DO NOT** repaint the walls.

Pets

If there is or ever was a pet in your residence, we will have the residence treated for fleas, whether you think there are fleas present or not, and the actual cost will be deducted from your deposit. Please pick up all pet feces from the yard before you leave, otherwise you will be charged for the clean up of pet feces and the charges will be deducted from your deposit.

Trash and Debris

You must take all of your trash and belongings with you. **DO NOT** leave your trash can full. **DO NOT** leave trash stacked at the curb. If you do, we will send a hauling company to remove it and you will be charged for the cleanup. There will be a minimum \$75 hauling charge to remove any trash or items that you leave behind. You must also clean out the trash container. It should be free of any debris, liquid, dirt, etc.

Keys and Forwarding Address

All keys and remotes must be returned to us during your walk out. You must provide us with a written forwarding address for future correspondence and return of your deposit.

Deposit Return

Your deposit will be returned to you within 14 days of the walk-out if the condition of the property is the same as the condition as when you moved in, according to the walk-in list. If there are damages or repairs to be made, or cleaning to be done, your deposit will be returned to you within 30 days of the walk-out.

Helpful Hints

Did you...?

- Sweep & clean all tile flooring (including grout – please contact me for advice on how to clean grout)
- Vacuum the carpet – again do not use any cleaning products (rug doctor, etc.)
- Wipe down all walls, baseboards, & doors
- Clean fans, lights/light bulbs (make sure any burnt out light bulbs are replaced)
- Clean window & window coverings (inside and out)
- Clean cabinets & countertops (kitchen & bathroom – inside and out & free of oily film)
- Clean the dishwasher (free of food particles)
- Clean the stove/oven (inside and out)
- Clean refrigerator (We suggest to unplug, leave door open and clean when it is not cold.)
- Clean sinks & faucets
- Clean toilet – bowl, rim, & seat (if seat is stained, it will be replaced at tenant's expense)
- Clean bathtub/showers/fixtures (free of soap scum)

When buying cleaning supplies, it is important to check the labels to make sure the product is intended for the surface you are cleaning. Please do not use steel wool, abrasive pads, or brushes that will scratch or damage the surface you are cleaning.

If you have any additional questions or would like any advice, please do not hesitate to give us a phone call. Our goal that our walk-out will be as positive as the walk-in.