
Maximizing Your Security Deposit Refund

We understand that personal circumstances often results in having to move. In an effort to help make the move out process transition smoothly and to maximize the deposit refund to our residents must follow the guidelines below. Prior to your move-out we will perform a pre-move out inspection comparing the condition of the home at the time of move out to the condition of the home when the resident moved in. Our lease agreement requires our residents to return the home in a clean and undamaged condition, and if any damage or neglect is discovered, then the full cost to correct the issue will be charged to our residents. There are a few things you can do to help ensure you maximize the return of your security deposit, including:

- Request a Pre-Move Out Inspection
- Return all keys, garage remotes and any other devices you may have
- Leave the home in the same condition as when you moved in
- Thoroughly clean the home and remove all trash and personal belongings
- Ensure the carpets are professionally steam cleaned after all your belongings have been removed
- Follow the additional guidelines outlined below.

Prior to Move-Out Residents Should...

Paint:

- Use “Magic” Erasers to clear scuffs and baseboards.
- Leave painted areas clean, free from stains, major scuffs, scrapes, and holes. Remove all nails.
- Painted areas are assessed and charged on a room-by-room basis.
- Painted areas should be repainted from corner to corner with Waypoint approved paint and any holes should be patched to match existing texture. If matching paint cannot be located in the home, paint can typically be color matched using the Project Color app by The Home Depot.
- Failure to follow these guidelines can result in charges typically ranging from \$150 - \$1500.

Flooring:

- Professionally clean carpets prior to move out.
- Resident will be charged to clean carpets if carpets are not cleaned properly.
- Resident will be charged for carpet replacement if any damage such as tears, uncleanable stains, large stains, and pet odors are evident. Carpet damage can result in charges ranging from \$150 - \$2,000.
- Clean all vinyl and tile flooring prior to move out.
- Resident will be charged for any chipped tile or severely stained vinyl.
- Failure to professionally steam clean carpets can result in charges ranging from \$50 - \$350.

Landscaping:

- Leave both front and backyards in well trimmed condition.
- Remove all trash and debris from yard.
- Resident will be charged to bring yards back to compliance if left overgrown or resident did not maintain according to their lease agreement.
- Failure to follow these guidelines can result in charges ranging typically from \$50 - \$1,000.

Driveways, Garages & Exterior:

- Leave driveways and garages free of oil stains. Resident will be charged for pressure washing to remove stains. All debris and trash must be removed from premises.
- All debris and trash must be removed from premises.
- Failure to follow these guidelines can result in charges ranging typically from \$50 - \$500.

Heating and Cooling Systems:

- Residents are required to replace AC filter every 30 days during their lease. Failure to replace filter can cause damage to the HVAC fan.
- Resident will be charged for any repair or cleaning needed to HVAC fan due to failure to change filter.
- Failure to follow these guidelines can result in charges ranging typically from \$50 - \$500.

Window Blinds & Screens:

- Leave window blinds and screens in place, undamaged, and operational.
- Resident will be charged for blinds or screens that need to be replaced.
- Failure to follow these guidelines can result in charges ranging typically from \$50 - \$300.

Light Bulbs, Switch Plates & Outlet Covers:

- Leave home with all light bulbs in working order and all switch plates and outlet covers clean.
- Failure to follow these guidelines can result in charges ranging typically from \$25 - \$100.

Appliances:

- Leave all appliances emptied, clean, and free of damage such as dents or broken parts.
- Resident will be charged a cleaning fee of \$35 per appliance if not cleaned properly.
- Resident will be charged for any repairs or full replacement of appliance if it cannot be repaired.
- Failure to follow these guidelines can result in charges ranging typically from \$35 - \$1,500.

Cleaning & General Repairs:

- Leave interior of home clean including window glass & sills, floors, ceiling fans, doors, counters, sinks, bathtubs, and showers.
- Failure to clean the home will result in a cleaning fee based on overall condition and size of home.
- Failure to follow these guidelines can result in charges ranging typically from \$150 - \$500.

Pet Related Damage:

- Correct any damage caused by pets, including chewed up doors, damaged flooring, holes in the yard, pet smells and odors, etc.
- Failure to follow these guidelines can result in charges ranging typically from \$150 - \$2,000.

Smoking Damage:

- Residents are prohibited from smoking inside the home.
- Resident will be charged for any damage found in relation to smoking such as odor, discoloration, or burns.
- Failure to follow these guidelines can result in charges ranging typically from \$150 - \$2,000.

If you have any questions regarding the move out procedures, please contact your Property Manager.