

Welcome Home Property Management & Investments, Inc.

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The release of your Security Deposit is subject to the provisions listed below which is a basic checklist and subject to change due to unforeseen individual property conditions:

- All conditions of the Lease Agreement must be fulfilled.
- Completely vacate the entire premises, interior and exterior, on or before move-out date specified on your 30-day notice to vacate including personal property and trash.
- There must be no damage to the above-mentioned residence beyond normal wear.
- Please refer to move-in documentation such as Video Walk-Thru, pictures, Move-In List, etc.
- The entire home inside and out is to be cleaned including:
 - ✓ The appliances to be cleaned including behind and under movable appliances, bathrooms, closets, cabinets/drawers (inside & out), light switches, windows (interior & exterior), window coverings, tracks, and floors.
 - ✓ Ceiling fans, shelves, light fixtures, lights, filter grates, bathroom exhaust fans, and baseboards must be clean and dust free.
 - ✓ Furnace filters and burnt out light bulbs (interior and exterior) to be replaced.
 - ✓ **PAINT MUST BE CLEAN with no holes or damages. If painting, MATCH COLOR & SHEENS; use flat on flat and sheen on sheen, painting corner to corner.** Do not touch up as it leaves dots on the walls.
 - ✓ Carpets are to be cleaned by a licensed and bonded professional of managements choice. A copy of the cleaning receipt is to be provided for our records upon move out. If you have pets, a pet enzyme must be used.
 - ✓ Exterior must be free of debris, pet waste, yard and shrubs trimmed, healthy and free of weeds.
 - ✓ Exterior steps, walk paths, patios, porches, decks, driveways, should be clean free of stains, ice, or snow. Doors, porch lights, and porch areas should be clean and free of dust.
 - ✓ Management shall make the determination as to whether the home is considered clean and has normal wear.
- **All keys, including house and mailbox keys, garage door openers, gate remotes and pool/club house keys, if applicable, and a copy of the carpet-cleaning invoice must be provided to management. NO EXCEPTIONS along with a written notification of your forwarding address. ALSO, please schedule all utilities to be out of your name upon move-out or lease end date whichever is later.**
- If any items are missing or damaged including plants and/or tree to the point that they must be replaced when you move out, you will be charged for the current cost of the item plus labor and service charges.
- If you move out in the winter months, \$200 may be held in trust until spring to ensure that the irrigation plumbing was properly winterized. Even in winter months, the yard should be maintained and weed free.
- All rent payment to be paid through date of move-out. If tenant is not completely out of the property, interior and exterior, on given move-out date, rent and utilities will be charged daily until vacant.
- **A written notification of your forwarding address and phone number shall be provided.**
- **Reminder: If property is not left in the same condition or better as when it was initially occupied, a prorated daily rent will be charged to Tenant while unit is being restored to that condition. This rent will be equal to the rent charged to Tenant's the last full month when unit was occupied.**
- All unused portions of the deposit and accounting of deductions will be returned to you within thirty (30) days of move out or the end of your lease, whichever occurs later.

We hope this list was helpful. Thank you for leasing with us. We wish you the best in your new home.