

MOVE OUT CHECKLIST

***Our deposit return policy is quite simple...
If the new renter can move into your place without us
having to lift a finger, you will receive your entire security
deposit back within 21 days of receiving your forwarding
address and keys.***



If you have any past due charges from your lease term, these may be deducted as well. Typical outstanding charges include prior late fees or garbage bills.

You need to be completely out of your residence and have it rent ready (someone could move right on in) by 12 Noon at the end of your lease date. No “if’s, and’s, or but’s” allowed without WRITTEN permission. If you are not out by then, we will charge \$250.00 holdover fee per your lease.

Just like a hotel, we have guests that might be waiting in the lobby to take over your suite. This is why the “checkout” is 12 noon to ensure that your pad is rent ready.

WARNING

IT IS ILLEGAL TO APPLY YOUR SECURITY DEPOSIT TOWARDS THE LAST MONTHS RENT. IF YOU ATTEMPT TO DO THIS, YOU WILL BE CHARGED THE MAXIMUM LATE FEES ON THE LEASE AND OTHER NASTY THINGS LIKE COURT FILING FEES, ETC.

We will conduct a final move-out inspection once your unit is completely vacant. This will determine whether or not we need to make any deductions from your deposit. We will review the original move in video and compare it to the current state of your residence.

If all is well, after factoring in normal wear and tear, you will become our hero. Whenever someone calls us for a background check and mentions your name, tears will fill our eyes as we fondly recall the best tenant in the whole world who had to move on to bigger and better things.

If you have a pet agreement, we will hire a professional carpet cleaner to take care of your unit. Do not hire a carpet cleaner or attempt to clean the carpet on your own since we will deduct the cost of the carpet cleaning from your deposit even if you have cleaned the carpet yourself. Don’t forget to vacuum!

Be sure to return all keys and parking tags to avoid extra charges. If all keys are not returned you will be charged for the locksmith charge to re-key the entire building.

If your departure falls during normal business hours – weekdays from 8:30 a.m. to 3:30 p.m. please return all keys in a marked envelope to our office-see website

www.lakesuperiorrents.com

Should your departure time fall outside normal business hours, **please leave the keys on your stove and lock the door as you leave.** If you cannot lock the door without the key, lock the door and slide the key back under the door. If that is not possible, please text or call (218-310-1088) and a maintenance staff person will be

dispatched to lock your unit. We will collect the keys at your move-out inspection.

Notify the post office of your new address to ensure that your mail is forwarded and add a "vacant note" to your mailbox. Please note that we are not responsible for picking up or forwarding your mail.

Finally, everyone on the lease is responsible for cleaning and removing all of their belongings from the unit. For example, if you have roomies that ditch you, your entire deposit will be at risk, not just your portion of the deposit.

ESTIMATED CLEANING CHARGES

If, prior to moving out, you do not clean your apartment, we will deduct the money from your deposit. Thereafter, we will send you a bill in the event the fees exceed the security deposit. These prices are estimates only. If we incur a higher cost for cleaning/repairing or replacing an item, you may be responsible.

FINALLY.....if we discover either you or your guests have smoked anything in the apartment, you will lose the entire deposit. Some people are allergic to smoke and this really messes up our smoke free rental program.



Hardwood Floor CLEANING TIP ☺

Best way to clean them is 1 part white vinegar to 5 parts water. Murphy oil soap is terrible as well as all the other store bought products.

"The Whole 9 Yards" **Cleaning Charge**

1 Bedroom/Studio	\$200-500
2 Bedroom	\$200-600
3 Bedroom	\$300-700
4-6 Bedroom	\$400-900

Keys

Mailbox or garage Key (lost or not returned)	\$50
Door Key (lost or not returned)	\$35 each
Garage Opener	\$100.00

Kitchen Cleaning

Walls & Ceilings with Dertex	\$25-200 (due to grease and grime)
Oven/Easy Off Yellow for non-self-cleaning stove	\$75
Drip Pans	\$50
Refrigerator	\$50
Dishwasher	\$25

Cabinets/Counter	\$50
Floors	\$100
Baseboards	\$50
Blinds	\$5 per blind
Windows	\$5/window
Electric Switch Plate Covers	\$1.00 per switch
Light Fixture	\$10 per fixture

Bathroom Cleaning

Walls & Ceilings with Dirtex	\$10-100
Tub/Shower	\$100
Toilet	\$25
Sink/Counter	\$25
Cabinet	\$35
Blinds	\$5 per blind
Windows	\$5/window
Floors	\$25
Electric Switch Plate Covers	\$1/switch
Light Fixture	\$10/fixture

Each Bed/Dining/Living Room

Walls & Ceilings with Dirtex	\$10-100
Baseboards	\$50
Blinds	\$5/blind
Windows	\$5/window
Electric Switch Plate Covers	\$1/switch
Light Fixture	\$10/fixture

General Items and Repairs

If any items are missing or damaged 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. A representative list of replacement charges is provided below. These are estimated prices only; if we incur a higher cost for replacing an item, you will be responsible for the higher cost

Hourly rate for labor is \$35.00 for general repairs. We charge a minimum service fee of \$75.00. For specialized repairs-electrician, plumber, etc. the fees range from \$75 to \$125.00 per hour depending on their specialty.



Vacuuming	\$25/room
Pet Waste (yard, basement, etc)	\$35 minimum or \$25/hour
Clean Doors	\$25/door
Basement Clean	\$25-\$200
Trailer Debris/Furniture/Misc	\$50.00 flat fee plus \$25/cubic yard plus disposal fees
TV	\$25.00 flat fee plus \$25.00/item

Each electronic item	\$25.00 flat fee plus \$25.00/item
Mattress/Box Spring	\$25.00 flat fee plus \$25.00/item
Large Appliance (microwave, fridge, etc)	\$25.00 flat fee plus \$35.00/item
Carpet Cleaning	By the bid
Repair or Resurface Hardwood Floors	By the bid
Painting	\$100 – \$2,000 depending on damage
Hole in Wall	\$50 flat fee plus \$25.00/additional hole
Garage or Basement Clean Out	\$100 flat fee plus \$50/hour plus trailering and disposal fees from above