



Don't get us wrong – we don't want you to move out! But one of the most common questions we're asked when a tenant is moving is "How can I get my deposit back?" Although your responsibilities are detailed in the lease, this is a concise guide you can use as a quick reference. The best way to get your deposit returned is to return the keys to a rental unit that is as nice or nicer than when you moved in.

By law, we can deduct reasonable costs from your security deposit or replace anything not considered "normal wear". EVERYTHING should be clean and in good repair; the unit should be ready to rent again.

THINGS YOU CAN DO TO HELP

- _ ALL UTILITIES NEED TO REMAIN ON FOR 3 DAYS AFTER MOVE OUT.
- _ property needs to be broom swept, Carpet cleaning is the responsibility of the tenant.
- _ Excessive dirtiness will be subject to an additional cleaning charge
- _ DO NOT patch or try to paint walls
- _ All light bulbs need to be in working order
- _ air filters need to be replaced and new
- _ smoke detectors need to be in working condition.
- _ landscaping needs to be trimmed, free of debris and weeds, tenants are responsible for dead bushes and plants.
- _ Pet debris needs to be pick up and removed from property. Any pet debris left on site will be charged an additional fee for cleanup.
- _ do not leave any personal property behind; any personal items left behind would be subject to moving and storage fees
- _ damage must be professionally repaired; do not repair damage yourself; damage must be reported before you vacate.
- _ **return keys and garage remotes on or before your move-out day YOU WILL BE CHARGED RENT UNTIL THE KEYS COME BACK!**
- _ have your mail forwarded; submit new address to Brian

REMEMBER THAT IT TAKES **THIRTY 30 DAYS** TO RETURN YOUR DEPOSITS TO YOU



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