



Andy <adevney@gmail.com>

Notice To Vacate

16 messages

Trevor Thatcher <laramieplains-mail-system@laramieplains.mailer.appfolio.us>

Thu, Mar 21, 2024 at 1:49 PM

Reply-To: Trevor Thatcher <c6da52e3a17487536c9a088cc79cfd7f0b83d6c1ad39ed7da9ed32dd2625e18@laramieplains.mailer.appfolio.us>

To: adevney@gmail.com

Andrew,

After careful consideration, it has become evident that there is not an optimal alignment between yourself and Laramie Plains Properties. Consequently, I am writing to formally notify you that we will not be extending the lease agreement for the upcoming 2024-2025 leasing season.

Attached to this communication, you will find detailed checkout instructions. It is imperative that you review these instructions meticulously to prevent any recurrence of the confusion experienced during your previous move-out process.

To ensure a smooth transition, I would like to outline the next steps for the move-out process. Please review the following information:

1. Showings: I wanted to inform you that we will begin showing the unit to prospective tenants. Showings will be scheduled with day before notice. We will send notice via email so make sure you are checking regularly.
2. Move-Out Date: Your lease end date is 6/20/24, let me know if you would like your lease shortened. You will have until midnight the day your lease ends to complete your move out. Leave your keys, parking permits, and garage door openers (if applicable) on the kitchen counter and lock the door when you leave.
3. Move-Out Inspection: The day after your lease ends, we will conduct a move-out inspection of the property to assess its condition. This inspection will help identify any necessary repairs or maintenance required and will be used to determine the return of your security deposit.
4. Cleaning and Repairs: To maximize the return of your security deposit, we recommend thoroughly cleaning the property. The carpet cleaning will be scheduled by the property manager, to be completed after the maintenance and cleaning crew have completed the turnover. The cost of the carpet cleaning will be deducted from the deposit.
5. Deposit Refund: You will receive an email within 30 days of the lease end. This will ask for the bank account information for where you would like the deposit to be refunded. It will also ask for your forwarding address.

We are committed to making the move-out process as efficient and straightforward as possible. Should you have any questions, concerns, or need assistance with any aspect of the move-out process, please do not hesitate to contact our office. We are here to help and ensure a smooth transition for both parties.

Here are a list of commonly missed cleaning and checkout charges:

- Behind/underneath oven and refrigerator
- Light fixture glass
- Range hood
- Black marks left in sinks
- Baseboards not cleaned
- Windows not cleaned (window sash will lift out of the frame for easy cleaning)
- Small items left in cabinets
- Furniture left by dumpsters
- Light bulbs not replaced
- Utilities taken out of tenant's name before lease end date

- Parking permits not returned

Trevor Thatcher
307-742-3314
laramieplains.trevor@gmail.com
www.laramie-rentals.com

 **Check-out Instructions.pdf**
68K

adevney@gmail.com <adevney@gmail.com>
To: Joshua Pavlovich Ayer <jkronber@uwo.edu>

Thu, Mar 21, 2024 at 3:23 PM

[Quoted text hidden]

 **Check-out Instructions.pdf**
68K

adevney@gmail.com <adevney@gmail.com>
To: Trevor Thatcher <c6da52e3a17487536c9a088cc79cfd7f0b83d6c1ad39ed7da9ed32dd2625e18@laramieplains.mailer.appfolio.us>

Fri, Mar 29, 2024 at 10:50 AM

Hi Trevor,

Per step 2 listed below, if I were to chose to move out early, would there be a cost associated with this?

Regards,

Andy Devney
[Quoted text hidden]

Laramie Plains Properties <laramieplains-mail-system@laramieplains.mailer.appfolio.us>
Reply-To: Laramie Plains Properties <373b34a922d62c2ce929067808321810762818a2f1ed777a8edc04664751e2e9@laramieplains.mailer.appfolio.us>
To: adevney@gmail.com

Fri, Mar 29, 2024 at 2:45 PM

There would be no charge, I have already rented your unit so I will need to reach out to the new tenant and see if they would be able to adjust their move in date.
What date are you thinking?


[Quoted text hidden]



TREVOR Watermark Signatures copy.png

78K

adevney@gmail.com <adevney@gmail.com>

Fri, Mar 29, 2024 at 3:31 PM

To: Laramie Plains Properties <373b34a922d62c2ce929067808321810762818a2f1ed777a8edc04664751e2e9@laramieplains.mailer.appfolio.us>

Okay, I'm not sure yet just reviewing options currently.

[Quoted text hidden]

adevney@gmail.com <adevney@gmail.com>

Mon, Apr 1, 2024 at 11:07 AM

To: Laramie Plains Properties <373b34a922d62c2ce929067808321810762818a2f1ed777a8edc04664751e2e9@laramieplains.mailer.appfolio.us>

Hi Trevor,

Would May 1st work?

Regards,

Andy Devney

[Quoted text hidden]

Laramie Plains Properties <laramieplains-mail-system@laramieplains.mailer.appfolio.us>

Mon, Apr 1, 2024 at 11:28 AM

Reply-To: Laramie Plains Properties <7b21a25476f6581188efa69e973de9bfef1b2e8f61056a080d2ab9b72e248ad0@laramieplains.mailer.appfolio.us>

To: adevney@gmail.com

I will reach out to the new tenant and ask if they would like an earlier move in.

[Quoted text hidden]

> On Apr 1, 2024, at 11:07 AM, adevney@gmail.com wrote:

>

> Hi Trevor,

>

> Would May 1st work?

>

> Regards,

>

> Andy Devney

>

[Quoted text hidden]



TREVOR Watermark Signatures copy.png

78K

Laramie Plains Properties <laramieplains-mail-system@laramieplains.mailer.appfolio.us>

Mon, Apr 1, 2024 at 11:48 AM

Reply-To: Laramie Plains Properties <f5c296e85c76017d94a1b9a69f4bd9b4313166ed87ddb112b7968dd693949325@laramieplains.mailer.appfolio.us>

To: adevney@gmail.com

The tenant said that the current date was a little earlier than he wanted so unfortunately we will not be able to adjust the lease date.

[Quoted text hidden]



TREVOR Watermark Signatures copy.png

78K

adevney@gmail.com <adevney@gmail.com>

Mon, Apr 1, 2024 at 11:58 AM

To: Laramie Plains Properties <f5c296e85c76017d94a1b9a69f4bd9b4313166ed87ddb112b7968dd693949325@laramieplains.mailer.appfolio.us>

Okay what is the earliest move out date?

[Quoted text hidden]

Laramie Plains Properties <laramieplains-mail-system@laramieplains.mailer.appfolio.us>

Mon, Apr 1, 2024 at 12:00 PM

Reply-To: Laramie Plains Properties <a91524423de9a9bc9a35fde96e53bf38854b1754a2148001d21af98019522eef@laramieplains.mailer.appfolio.us>

To: adevney@gmail.com

It will be the original lease end date of June 20th.

[Quoted text hidden]

[Quoted text hidden]



TREVOR Watermark Signatures copy.png

78K

adevney@gmail.com <adevney@gmail.com>

Mon, Apr 1, 2024 at 12:01 PM

To: Laramie Plains Properties <a91524423de9a9bc9a35fde96e53bf38854b1754a2148001d21af98019522eef@laramieplains.mailer.appfolio.us>

Okay what is cost to break the lease?

[Quoted text hidden]

Laramie Plains Properties <laramieplains-mail-system@laramieplains.mailer.appfolio.us>

Mon, Apr 1, 2024 at 12:10 PM

Reply-To: Laramie Plains Properties <8abd1591e537d74be9977fe860939048edfbcdd09a1d7f588ca6695959f8c29a@laramieplains.mailer.appfolio.us>

To: adevney@gmail.com

There isn't a buyout clause in the lease. You only have the month of May left to pay (June was prepaid) and then there will not be any more charges.

[Quoted text hidden]

[Quoted text hidden]



TREVOR Watermark Signatures copy.png

78K

adevney@gmail.com <adevney@gmail.com>

Mon, Apr 1, 2024 at 12:20 PM