



End of Tenancy Notables

- **Notice** – Notice to end the lease is identified in your lease agreement and available on your Resident portal. It may be provided in writing via mail or email from resident or landlord.
- **Security Deposits** – All deposits, less any deductions, are returned to you within 30 days of vacating the property AND returning all keys. Please provide a forwarding mailing address to return any security deposits to belltavernproperties@gmail.com.
- **Utilities** – please contact the utilities that are in your name and ownership and end the service on the last day of your lease agreement.
- **Deductions** – an invoice with deductions, if any, will be provided to you.
- **Common Deductions from Security Deposits**
 - **Surface Cleaning** – all countertops/sinks, mirrors, carpets, floors, bathroom and showers cleaned out
 - **Deep Cleaning** – additional to surface cleaning (vents, baseboards, fans, ledges, dusting)
 - **Carpet Cleaning**– when professional carpet cleaners are required.
 - **Carpet Replacement** - when wear and tear exceeds normal use and not noted on the Incoming Walk-Through
 - **Appliance Cleaning** – food/grime left in microwave, range, refrigerator, and dishwasher
 - **Locksmithing** – need for re-keying of property when all keys are not returned.
 - **Window Screens** – repair/replace.
 - **Heavily Marked Walls for Painting** - beyond wear and tear.
 - **Missing Trash/Recycle Bins** – requiring replacement.
 - **Items Not Noted on Incoming Inspection** – as noted.
 - **Personal Item Disposal** – items left behind requiring disposal.
 - **Pet Conditioning** - excessive Pet wear and tear requiring duct cleaning and carpet cleaning to re-lease the property.