



BRIDGING INTERESTS LLC

859 Custer Street - Hapeville, Georgia 30354
404-669-6308 - bridginginterestsllc@gmail.com

Move-Out Instructions and Deposit Checklist

Your deposit comes back when every item below is done. This is the standard language in our lease -- where your signed lease differs, the lease governs.

Start with the notice. Written notice to vacate is due **at least 60 days before you move out**. Late notice by itself is enough to cost you the deposit, no matter how clean the home is.

The nine conditions for your deposit

Every one of these has to be true:

1. The lease term has expired, or both parties have terminated the agreement.
2. All money owed to us has been paid.
3. The home is undamaged and left in its original condition, normal wear and tear excepted.
4. Carpets, walls, floors, appliances, bathroom fixtures and every other area are cleaned and ready for the next resident. **Proof of professional carpet cleaning is required** -- and professional flea and tick treatment if pets were present or fleas or ticks are found.
5. The yard and shrubbery are neatly trimmed, and leaves, trash and debris are removed.
6. **Written** notice to vacate was given at least **60 days** before vacating.
7. All keys have been returned.
8. We have your forwarding address.
9. Every utility that was your responsibility has a final bill paid in full.

Your deposit is **not held in an escrow account** -- written notice of that is given under O.C.G.A. Section 34-6-8. It is settled within **30 days** after all occupants have vacated.

Two weeks out

- Schedule the **professional carpet cleaning** and keep the receipt -- you have to hand it over.
- Schedule flea and tick treatment if pets lived in the home.
- Book the final utility readings, and give the providers your move-out date.
- Gather **every key**, garage door opener, mailbox key and access card. Missing keys mean a re-key at \$175.00 per door.
- Send us your **forwarding address** in writing.

Cleaning list



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Area	What "ready for the next resident" means
Carpets	Professionally cleaned, receipt provided
Floors	Swept and mopped, no marks
Walls	Nail holes spackled and touched up; no adhesive residue
Kitchen	Oven and refrigerator cleaned inside and out; cabinets emptied and wiped
Bathrooms	Fixtures, tub, tile and mirrors cleaned; no mildew
Appliances	Left in the home in the condition you received them
Blinds and screens	Present, hung and unbroken
Light bulbs and smoke detector batteries	All present and working
Filters	A clean HVAC filter installed
Yard	Mowed, edged, shrubs trimmed, gutters clear, leaves and debris removed
Everywhere	Empty -- anything left behind is debris removal at \$600.00

Anything left undone is charged at the rates in the **Resident Charge Schedule**, plus the 20% administrative fee.

Leaving before your lease ends

Your lease allows an early release as of the last day of a rental month if you do all four:

1. Give at least **60 days' written notice**.
2. Pay all money due through the release date.
3. Pay a release fee equal to **one month's rent**.
4. Return the home clean and undamaged, meeting every condition above.

Staying past your lease end

Without a signed renewal you are in **holdover** -- a month-to-month tenancy that your lease charges at a higher monthly rate. Talk to us before your term ends; we reach out with renewal terms ahead of your lease end.



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After you are out

Balances not paid within **7 days** of vacating accrue **18% per annum**. Applying the deposit does not stop us from claiming damages above it, and it may never be applied to a rent payment.

Questions before you move: **404-669-6308** - bridginginterestsllc@gmail.com