

REQUIREMENTS FOR SECURITY DEPOSIT REFUND

RETURN OF ALL OR ANY PART OF THE SECURITY DEPOSIT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. Full 30 day notice of intent to vacate must be given, in writing, prior to leaving the apartment.
2. No damage to property beyond fair wear and tear.
3. No damage to property due to smoke from any source (i.e. cigarettes, oil lamps, candles).
4. Apartment will be clean, including oven, refrigerator, closets, walls and cabinets, and the **rugs shampooed**. The refrigerator is to be defrosted and the door left open if the power is shut off.
5. No holes or markings on the walls, nor any patching of holes. No painting or wallpapering allowed. All burned out light bulbs replaced.
6. No damage to flooring, carpets or furniture (if furnished). No altering the carpets or linoleum.
7. No unpaid late charges or delinquent rents.
8. Forwarding address to be left with owner and/or agent.
9. All keys returned.
10. All debris, rubbish and discards placed in proper rubbish containers.
11. The undersigned agrees **this security deposit may NOT be applied as rent** and that the full monthly rent will be paid on or before the due date of every month, including the last month of occupancy.

The cost of labor, at the going hourly rate, and materials for cleaning and repairs will be deducted from the security deposits if the above eleven conditions are not complied with. The security deposit will be refunded in the form of a check. Actual eviction or having to be asked to leave by the owner will be an automatic forfeiture of all security deposits. Owner agrees that, subject to the conditions above, this security deposit will be refunded in full.