

PROPERTY SERVICES OF GRAND JUNCTION, INC.
SECURITY/ CLEANING/ DAMAGE/ DEPOSITS

There is often misunderstanding surrounding security deposits. A security deposit is a sum of money placed with the owner to illustrate the Residents' intention to live in the unit in compliance with the terms of his/her rental agreement. It is not the owner's intent to be unfair or unjust as relates to the return of your security deposit.

In order to receive the maximum amount of your deposit refund, please comply with the following:

1. Reside in the complex for the full term of your lease.
2. Provide written notice of intent to vacate thirty (30) days prior to vacating.
3. No damage to the property beyond normal wear and tear.
4. Be sure to clean the entire unit (see cleaning checklist on the reverse side). Nails need to be removed from the walls- **DO NOT FILL NAIL HOLES**. You may be charged for patching and or painting large or excessive nail holes. Mow the lawn (if applicable) and remove all debris and trash from inside and out and place in proper trash containers. We will do an inspection after keys have been returned. If you would like the opportunity to be called back to do any additional cleaning that is required, please make this request when you turn in your keys. All additional cleaning must be done within 48 hours. **IF YOU MAKE NO ATTEMPT TO CLEAN THE PROPERTY, YOU WILL NOT BE CALLED BACK FOR CLEANING. Carpet is to be commercially shampooed by a truck mounted unit. Recommended companies are: Trinity Carpet Care 858-2029, Rapid Response 248-9805, and Diamond Carpet Care 234-3673.** Be sure the carpet cleaning company you use guarantees their work. You must turn in a copy of your receipt to Property Services.
5. Have no unpaid late charges, or delinquent rent.
6. Return all keys to the property. **Leave the garage door openers on the kitchen counter. You will be charged rent until keys are returned to the office.**
7. **Leave the refrigerator on.**
8. The office will use the property condition report and inventory sheet, which was filled out by you when you first occupied the unit. Any cleaning that needs done in the unit will be done at an hourly rate and the actual cost of repair or replacement of any damaged items in the unit will be charged to the vacating resident.
9. Leave your forwarding address with the management.
10. If all these conditions are met, there should be no difficulty in returning the deposit within the time stated on your lease.

THERE IS A FEE FOR RE-RENTING YOUR UNIT WHILE YOU ARE STILL UNDER A LEASE OBLIGATION. IF IT HAS BEEN APPROVED BY THE PROPERTY MANAGER AND THERE IS NO LOSS OF RENTS TO THE OWNER, THE FEE WILL BE DETERMINED (UP TO ½ OF ONE MONTH'S RENT) AND DEDUCTED FROM YOUR DEPOSIT. ANY ADVERTISING TO EXPEDITE RE-RENTAL WILL BE CHARGED TO YOUR SECURITY DEPOSIT.