

Windmill Courts

PO Box 48
Cazenovia, NY 13035

CHECK LIST for Windmill Courts

End of Lease

Tenant : Apt # :

NO SECURITY DEPOSIT WILL BE REFUNDED UNTIL THIS INSPECTION REPORT IS RECEIVED, SIGNED BY THE MANAGER OR OTHER AUTHORIZED PERSONNEL. Normally all refunds will be made within ten days after the first of the month following the expiration of your lease.

The return of your Security Deposit will be based upon the condition and cleanliness of the apartment upon your departure. Below are potential deductions .

- _____ \$30 CHARGE. Refrigerator must be defrosted and clean and the door left open and refrigerator unplugged.
- _____ \$35 CHARGE. Stove top, burners, knobs, oven and broiler pan must be cleaned.
- _____ \$15 CHARGE. Kitchen cupboards and sink clean.
- _____ \$20 CHARGE. Bathroom(s) tiles and fixtures (sink, toilet, tub) clean.
- _____ \$20 CHARGE. All papers, trash, food containers and clothes hangers removed.
- _____ \$25 CHARGE. Doors, woodwork, baseboards, door casings, window sills, and baseboard heating must be clean.
- _____ \$30 Charge. Floor tile clean and carpeting vacuumed.
- _____ \$75 Charge. Carpeting requires shampooing.
- _____ \$20 CHARGE. Inside windows cleaned.
- _____ \$50 CHARGE. Return (Received) two (2)apartment keys.
- _____ \$30 CHARGE. Outside storage area completely cleaned and emptied.
- _____ \$25 CHARGE. Repairing burn holes in carpet per inch
- _____ \$50 Charge. Failure to remove all garbage and recyclables from the apartment.
- _____ \$100 Charge. Failure to remove furniture wanted or unwanted from the apartment and or the complex.
- _____ \$50 Charge. Pet owners failure to use flea bomb(s). (Two bombs are expected in a townhouse).
- _____ \$80 or \$120 Pet owners failure to shampoo carpets . Ranch is \$80, Townhouse is \$120.

ADDITIONAL CHARGES. Any additional repairs or work caused by your occupancy will be charged according to the cost of such work by an independent contractor. i.e. Repair of broken cupboards, closet doors, light fixtures, damaged formica countertops, removal of wallpaper, painting.

We may find additional damage to your apartment **after the initial inspection.** This usually occurs as the apartment is being cleaned or painted. If damage is not noticed upon the initial inspection report but is uncovered while cleaning or painting this damage will be charged to your account.

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SIGNATURES

Windmill Associates : _____
Tenant(s) _____