

# 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 vacating.

The return of your Security Deposit will be based upon the condition and cleanliness of the apartment upon your departure. Below are listed potential deductions for not leaving the apartment as it was when occupancy began.

- \_\_\_\_\_ \$30 Refrigerator must be clean and the door left open and refrigerator unplugged.
- \_\_\_\_\_ \$35 Stove top, burners, knobs, oven and broiler pan must be cleaned.
- \_\_\_\_\_ \$15 Kitchen cupboards and sink clean.
- \_\_\_\_\_ \$20 Bathroom(s) tiles and fixtures (sink, toilet, tub) clean.
- \_\_\_\_\_ \$20 . All papers, trash, food containers and clothes hangers removed.
- \_\_\_\_\_ \$25 Doors, woodwork, baseboards, door casings, window sills, and baseboard heating must be clean.
- \_\_\_\_\_ \$30 Floor tile clean and carpeting vacuumed.
- \_\_\_\_\_ \$140. Carpeting requires shampooing.
- \_\_\_\_\_ \$20 Inside windows cleaned.
- \_\_\_\_\_ \$50 Return (Received ) two (2) apartment keys.
- \_\_\_\_\_ \$30 Outside storage area completely cleaned and emptied.
- \_\_\_\_\_ \$25 Repairing burn holes in carpet per inch
- \_\_\_\_\_ \$50 Failure to remove all garbage and recyclables from the apartment.
- \_\_\_\_\_ \$100 Failure to remove furniture wanted or unwanted from the apartment and or the complex.
- \_\_\_\_\_ \$50 Pet owners failure to use flea bomb(s). (Two bombs are expected in a townhouse).
- \_\_\_\_\_ \$135/155 Pet owners failure to steam clean carpets . Ranch is \$135, Townhouse is \$155.
- \_\_\_\_\_ \$135 Replacing front door lock on the master key system caused by tenant changing the lock.
- \_\_\_\_\_ \$70 Replacing interior door caused by damage/door.
- \_\_\_\_\_ \$100 Failure to remove satellite dish

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.

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## SIGNATURES

**Tenant(s)** \_\_\_\_\_

**Windmill Associates** : \_\_\_\_\_