



## MOVE-OUT TIPS

### How Can I Get My Deposit Back?

Don't get us wrong—we don't want you to move out! But one of the most common questions we're asked when a tenant is moving is "How can I get my deposit back?" Although your responsibilities are detailed in the lease, this is a concise guide you can use as a quick reference.

**The best way to get your deposit returned is to return the keys to a rental unit that is as nice (or nicer) than when you moved in. Refer to the copy of the move-in inspection you completed when you moved in.** By law, we can deduct reasonable costs from your security deposit to repair or replace anything not considered "normal wear." *Everything* should be clean and in good repair, and the unit should be ready to rent again when you vacate.

It's easier for us to get a ready-to-rent unit back from you, so we want you to get your entire deposit back! This is a short guide to some of *the most overlooked items*—the things we usually have to hire a cleaning team to go in and clean or take care of after someone moves out.

#### Kitchens & Bathrooms

- Under the hinged cook top
- Drip rings
- Oven
- Range hood and filter
- Toilet (remove ring from bowl!)
- Drawers and cabinets
- Tops of cabinets
- Light bulbs
- Shower and shower doors.

#### Living Areas and Hallways

- Furnace air intake
- Smoke detectors—installed with batteries
- Window tracks (the channel the window slides in)
- Front door clean
- Air ducts (heat registers)
- Tops of ceiling fans and doors
- Baseboards
- Lightbulbs

#### Carpets

- Have carpet *professionally* cleaned!
- Turn in receipt with keys!

#### Bedrooms

- Light bulbs
- Smoke detectors

#### Personal Property

- Don't leave *any* personal property behind
- If you do, you'll be charged to inventory it, move it, store it, and then move it again—to the dump.

#### Holes and Damages

- Notify us of any damage *before* you move out
- Damage must be professionally repaired
- DO NOT repair damage yourself. You may not be as good as you think you are!

#### Online Payments

- Make sure you disable your Automatic Payments. Remember, IRM has no access to your bank account and cannot disable it for you.

#### Keys

- Return keys on or before your move-out day<sup>1</sup>. YOU ARE CHARGED RENT UNTIL THE KEYS COME BACK!

#### Forwarding Address

- Have your mail forwarded!
- Give us your new address.

#### Final Bills

- Make sure you turn off/transfer the utilities, final bills for power, gas, water have all been paid, and a copy has been turned into Innova!

**<sup>1</sup>Turn in your keys at Innova Realty & Management office at 1627 E Windmill Lane Suite 400, Las Vegas, NV 89123 during business hours: Monday through Friday (except holidays), from 9:00am to 5:00pm.**

We hope this will help you understand the move-out process and make what is normally a strenuous time as painless as possible.

**Remember: It takes thirty days for your deposit to be returned!**