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Move Out Procedures

Now that you issued your written notice to vacate, here are some of the following things that you will need to know/do. We wish you good luck in the future.

As per your lease, we will be showing the property to prospective tenants. You will be provided with a Twenty-Four hour notice before showing the property.

Continue to make your rent payment as you can not use your security deposit to cover the last months rent. If you do not pay your last months rent, we will start the eviction process. You will be charged a late fee and the cost of the eviction. It will also affect your rental history.

We want your move-out to go as smoothly as possible. In order to avoid any unnecessary charges and delays, we ask you to leave the home "clean and free of damage plus all personal items". The checklist attached will show you the specific things we will be looking for.

Be sure to return ALL keys as soon as the property is vacated so a move out inspection can be completed. Rent is accrued until ALL keys are received. To avoid being assessed a key replacement charge, please return all keys and if applicable the mailbox key, pool passes and garage door opener remotes.

The utilities need to remain active for 3 business days after returning the keys to the office or you will be charged \$250 as per the lease. However, the breaker can be turned off. Please be sure to remove ice from icemaker if you are turning off the breaker. If for any reason we have to go back out and re-inspect the home, a \$75 charge will be assessed. If any work orders need to be placed to get the property ready for a new tenant, a fee of \$200 will be charged against your security deposit.

To get your home “clean,” you must do the following:

Kitchen

- Range: Clean interior and exterior thoroughly. Replace drip pans.
- Refrigerator: Clean thoroughly. Turn ice maker off & dump ice cubes out.
- Dishwasher: Clean thoroughly.
- Cabinets: Clean interior and exterior surfaces and remove shelf paper and thumbtacks.
- Clean sinks, faucets, and all countertop surfaces.
- Clean floor and mop

Bathroom(s)

- Tubs/Showers: Clean Thoroughly
- Cabinets: Clean Out
- Sinks: Clean
- Toilets: Clean
- Clean floor and mop

Walls/Woodwork/Doors

- Clean all marks and handprints.

Carpets

- Carpets are to be professionally cleaned.

Exterior

- Bushes, trees, shrubs should be trimmed and pruned
- Rake up all leaves
- Driveways and walk-ways should be edged
- Lawn mowed and weeds removed from flowerbeds
- All trash and debris removed. Yard free and clear of trash and your personal belongings

Replace any blown out light bulbs

Replace air filters

Your security deposit, less any repairs or fees owed, will be returned to you within the 30 days of your official move out date. Please be sure to give the office a forwarding address. Thank you again for choosing to rent with Lowcountry Property Management. We have enjoyed serving you, and we hope that you will recommend our company to your friends, family, and colleagues. Good luck in your new home!

ESTIMATED PRICE LIST

Clean stove/oven/fridge	\$75.00+
Clean and wax floor	\$50.00+
Clean out cabinets	\$50.00+
Clean whole kitchen.....	\$100.00+
Chipped sink (does not require replacement)	\$150.00+
Replace kitchen drip pans	\$25.00+
Garbage disposal-stopped up/new	\$85.00+
Counter top burns or damage (cost of new laminate one Determined by situation)	\$125.00+
Clean bathroom.....	\$75.00+
Unstop sewer.....	\$100.00+
Paint any one room	\$250.00+
Broken/stained toilet seat.....	\$75.00+
Clean any one room (carpet extra)	\$65.00+
Replace/repair damaged interior doors (each)	\$200.00+
Replace torn screen	\$85.00+
Replace light bulb, door stoppers, outlet covers (each)	\$5.00+
Replace window lock.....	\$10.00+
Replace one inside door lock/ re-key exterior locks.	\$75.00+
Replace cabinet knobs/handles (each)	\$20.00+
Replace Vertical Blinds	\$175.00+
Replace missing/damaged vertical slates.....	\$110.00+
Clean fireplace	\$50.00+
Carpet Cleaning any one room	\$95.00+
Clean fireplace	\$50.00+
Wall repair (from door knob/dent)	\$45.00+
Garage Remotes	\$110.00+
Pool Pass/Key	\$75.00+
Damaged mailbox	\$85.00+
Replace exterior doors (depends on size & type)	\$325.00+
Damaged shutters.....	\$75.00+
Mow lawn	\$60.00+
Major Landscape Clean-up.....	\$300.00+
Remove trash	\$100.00+

*Bear in mind that actual cost may vary depending on extent of damage and Manufacturer's cost. This is to serve as a guideline only!