

MOVE-OUT PACKET



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Business Hours: M-F 9am-5pm

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(to be submitted with your keys to Ohio Stater upon move-out)

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(this is the actual form we use when assessing the condition of your apartment)



ANSWERS TO YOUR QUESTIONS: SECURITY DEPOSIT RETURNS

➤ **WHEN DO I NEED TO BE OUT OF MY APARTMENT?**

If you did not renew your lease with Ohio Stater for another year, **you must vacate your apartment no later than 6PM on the day that your lease expires.** See body of email for your lease end date. **No holdovers will be allowed.**

As much as we would like to accommodate everyone, we cannot allow residents to stay over in their apartment any extra days. With our extremely tight turnover schedule, it is not possible. **Failure to vacate your apartment on time will result in a \$500.00 fine per day charge.**

➤ **IMPORTANT APPFOLIO REMINDER.** If you have automatic payments set up in Appfolio, please remember to stop them after you have made your July 2023 payment.

➤ **WHAT PROCEDURE MUST I FOLLOW TO MOVE OUT AND GET MY SECURITY DEPOSIT MAILED TO ME?**

Upon moving out of your apartment residents must have **turned in ALL key(s) to the apartment, by 6pm on your move out date.** This includes keys to the apartment, the mailbox key(s), building keys, bike gate keys, laundry room cards, kitchen cabinet keys, key FOBs, and Garage Access card if you had one. These items turned in after that deadline will not be credited to your account. Failure to turn in all items will result in a charge to change your locks, replace key FOB and/or garage remote. Also, unlabeled keys will not be accepted. Ohio Stater will supply key tags and envelopes inside and outside of office for our residents.

A KEY RETURN FORM, which is included in this packet, must be filled out as you turn in your keys. You can also get this form from our office at any time during our business hours or on the table by our office after business hours, during regular move-outs.

If you want to turn in your keys after office hours, there is a DROP SLOT next to the Management Office door where you can drop your Key Return Form and your Keys (clearly labeled) in an envelope into the DROP SLOT. We will provide key tags and envelopes outside the office door. All you need to write on the key tag is your apartment number. As a reminder, our office hours are 9am-5pm M – F and select Saturdays from 10am-2pm.

One forwarding address must be left with Ohio Stater indicating where you would like the Security Deposit check for the apartment to be mailed back to.

➤ **WHEN WILL I GET MY SECURITY DEPOSIT BACK?**

Your security deposit will be sent to you postmarked thirty days after the expiration of your lease agreement pursuant to the Ohio Lease Law. Due to our heavy workload during this time of year, returns are rarely mailed any earlier than 30 days and there are **no exceptions** to this rule.

- We mail the Security Deposit Return (SDR) to the ONE forwarding address that you give us. If we are not given a forwarding address, the SDR is mailed back to the apartment address in which you lived with us, in hopes that you forwarded your mail through the U.S. postal service. We strongly suggest that you forward your mail through the U.S. postal service before you move, or you will not receive your mail at your new

address. You can visit www.usps.com to find out more information on how to do this. **The Post Office that is responsible for this building is Station A, which is located on the corner of High St. and 4th Ave.**

➤ **HOW DO I GO ABOUT CASHING MY SECURITY DEPOSIT CHECK?**

Enclosed with the check will be a detailed itemization of any and all deductions against your Security Deposit. A copy of the exact sheet used to grade the condition of your apartment is included in this packet for you to refer to while moving out.

If you have a roommate, please contact us to obtain a Security Deposit in One Name form if you haven't received one already.

➤ **WILL I GET TOWED IF I HAVE A MOVING VEHICLES PARKED IN THE LOT WHILE I AM MOVING OUT?**

Please note that we will call off towing for the 1st Floor parking garage and back parking lot on our property the day before and the day of the end of your lease date. The only spots you cannot park in and are at risk of being towed are Commercial Suite spots (Joy's Village and Dunkin Donuts). If you need to park a moving vehicle in your lot any time before those days, please stop in our office to see about obtaining a temporary parking pass for the day needed. Otherwise, if you park in the lot without a temporary parking pass, you are at risk of being towed at your own expense.

WE ABSOLUTELY DO NOT ALLOW PODS, UHAUL PODS OR ANY BRAND STORAGE CONTAINERS OR ANY KIND OF PORTABLE STORAGE UNITS TO BE PARKED ON OUR PROPERTY OR IN OUR PARKING LOTS AT ANY TIME. Any PODS or Portable Storage parked on our lot will incur HEFTY DAILY FINES.

➤ **DOES OHIO STATER HAVE ANY TIPS/ADVICE ON HOW TO GO ABOUT GETTING MY SECURITY DEPOSIT BACK IN FULL?**

Some examples of deductions from Security Deposits can be: late fees for rent, unpaid rent, unpaid lockout fees, maintenance repairs due to negligence of residents and guests, unclean apartments and any damages done to the apartment.

Enclosed with the check will be a detailed itemization of **all deductions, if any**, against your Security Deposit. Again, a copy of the exact sheet used to grade the condition of your apartment is included in this packet to use as a guide.

CLEANING YOUR APARTMENT IS A BIG PART OF GETTING YOUR SECURITY DEPOSIT BACK. Before cleaning your apartment, look at the security deposit sheet that we use to evaluate your apartments after you move out. The following tips are helpful. Please keep in mind that **in order for you not to be charged for an item of cleaning, we should not have to reclean it.** If we have to reclean it, the bill that we receive to clean it will be deducted from your deposit.

Please keep in mind that if you took the apartment as-is due to an early move-in, you are still responsible for cleaning the entire apartment or you will be charged for cleaning.

TIPS FOR CLEANING

VACUUM YOUR CARPET THOROUGHLY. As a reminder, you may borrow a vacuum from our office for use. Timeframe is limited to a half hour to check it out of our office. If you notice that your carpet is still abnormally dirty after vacuuming, please don't bother to steam clean it. You will be charged on a per room basis for carpet cleaning that is beyond normal wear and tear. However, vacuuming will eliminate an additional vacuuming charge. **Remember: Damage to carpet that cannot be rectified will result in charges for repair or replacement depending on the location and extent of the damage.**

DON'T FORGET ABOUT YOUR BUILT-IN SHELVES. A lot of people forget about the built-in shelves in your apartment. Don't forget to clean off dust, spills, or rings left from glasses or bottles or any other surface grime. Wiping clean and vacuuming inside of drawers will avoid a cleaning charge as well.

PAY EXTRA SPECIAL ATTENTION TO KITCHENETTES AND BATHROOMS.

Please pay special attention to these areas. These are the rooms that we find to be the **dirtiest** after move-outs. If we have to hire someone to go back in and clean/re-clean these areas, you in turn, would get charged. Refer to the security deposit sheet that we have supplied in this packet to see what we look for.

In the Kitchenettes, don't forget about:

- Wiping down and cleaning inside of refrigerator. **Make sure you do not use any sharp objects to scrape off any food in the fridge. It can cause irreparable damage. Don't forget under the drawers in the fridge as well.**
- Be sure to clean inside the microwave, and the microwave door.

In the Bathrooms, don't forget about:

- Cleaning the bathtub/shower panels on the walls. They may have soap scum and mildew on them that needs to be cleaned off with bleach or other bathroom products.
- Scrubbing the bathtub door tracks. A good way to clean them is to spray mildew remover into the tracks and scrub them out.
- Cleaning the splatters off the mirrors.
- Wiping out the vanity cabinet and any other cabinets or shelves in the bathroom.
- Mopping the floor, especially behind the toilet.
- Cleaning the toilet and don't forget the seat on top and underneath!

We are sending this as a courtesy in hopes that you will have an easy move-out process. We sincerely hope this Move-Out packet helps you end your residency with Ohio Stater on a positive note. If you have any questions about this packet, please feel free to call us during our office hours.

Thank you for your cooperation,

Ohio Stater Management



OHIO STATER
APARTMENTS
KEY RETURN FORM

Apartment number: _____

Date Key(s) turned in to Ohio Stater: _____

Name of Resident(s) turning in the keys: _____

Forwarding Address:

Resident(s) Phone Number: _____

Turning in:

of door key(s): _____ Mailbox key(s): _____

Building key(s): _____ # of Laundry Card(s): _____ Key Fob # : _____

If Applicable, Exercise Room Key: _____ Bike Gate Key: _____ Garage Gate Access Card#: _____
Kitchen Cabinet Key #: _____

Resident(s) Signature

X _____

Representative

X _____

(To be signed while documenting keys)

Ohio Stater

Security Deposit Inspection Form 2023

Apartment #: _____

Resident(s): _____

Return Address: _____

Date inspected: _____

IF APPLICABLE:

Circled items imply charges. **Prices listed are for damaged items that need full replacement, or painting charges.** Depreciation charges can be assessed, if applicable. Cleaning bill will be assessed per apartment and listed on back of sheet.

ENTRY WAY:

Flooring: Tile Damaged / Unclean -----\$100/tile

Front Door: Jamb \$285 Lock \$110

Transition Strip: \$30

Smoke Detector: \$60

KITCHENETTE AREA:

Fridge/ freezer: Damaged/unclean -----\$500

Fridge gasket: Damaged/unclean -----\$60

Floor surrounding fridge: damaged/unclean -- \$100/tile

Fridge/Freezer door bar/clips: -----\$36 per

Switch plate covers: \$10

Microwave: Damaged / unclean \$ _____

Countertop: Damaged / unclean \$ _____

Sink: Damaged / unclean

Cabinet Doors: Damaged / unclean \$ _____

Explanation: _____

MISC:

BATHROOM:

Totally unclean Bathroom -----\$100

Toilet: Damaged / unclean -----\$20

BATHROOM CONTINUED:

Sink/faucet: Damaged /unclean -----\$100

Vanity/mirror: Damaged / unclean-----\$100

Bathtub/panels: Damaged / unclean -----\$150

Towel bar: Damaged / unclean -----\$20

Floor: Broken tiles / unclean-----\$100/tile

Door: Damaged/unclean -----\$105

Paint: North ___ South ___ East ___ West ___

@ \$20 per wall = \$ _____

Drywall damage: N___ S___ E___ W___

Total for drywall: \$ _____

MISC.:

LIVING AREA:

Entry/ Closet Door: Damaged / unclean -----\$185

Carpet: Vacuum/ Dirty / Stained -----\$60

Candle Wax: #___ Location _____

Burns: #___ Location _____

Bleach Stain: #___ Location _____

Replace Carpet: ___ tiles @ \$40 per tile = \$ _____

Window screen: Damaged/ Missing -----\$45

Windowsills: Damaged / unclean -----\$150

Blinds Dirty: Damaged / unclean -----\$35

Switch plate covers: -----\$10

Paint: North ___ South ___ East ___ West ___

@ \$20 per wall = \$ _____

Drywall damage: N___ S___ E___ W___

Total for drywall: \$ _____

Desk & shelving unit: Damaged / unclean

Bed:

Mattress: Damaged / stained -----\$200

Box Spring: Damaged / stained -----\$150

Bed encasements:

Mattress: Damaged /missing /stained -----\$55

Box Spring: Damaged /missing /stained -----\$55

Mattress Pad: Damaged /missing /stained -----\$15

MISC.:

Turn over →

FURNITURE:

Amounts listed are for full replacement, if needed.
Depreciation charges may be applied due to damage, if applicable.

- Couch:** Damaged /clean -----\$850
- Love seat:** Damaged / unclean -----\$650
- Cushioned Chairs w/ottoman:**
Damaged / unclean -----\$430
- Coffee table w/shelf:** Damaged / unclean -----\$275
- Coffee table:** Damaged / unclean -----\$200
- End table:** Damaged / unclean -----\$100
- Dresser:** Damaged / unclean -----\$375
- Nightstand:** Damaged / unclean -----\$175
- Desk chair:** Damaged / unclean -----\$200

Notes: _____

CHARGES PER ITEM:

Inside apartment debris removal \$ _____
Extermination # ____ @ \$200 per treatment
= _____
Pet Penalty \$ _____

UNPAID RENT:

Month: _____ Amount: _____
Month: _____ Amount: _____

UNPAID NSF FEE:

Month: _____ Amount: _____
Month: _____ Amount: _____

UNPAID LATE FEE:

Month: _____ Amount: _____
Month: _____ Amount: _____

UNPAID LOCKOUT FEE:

Date: _____ Amount: _____
Date: _____ Amount: _____

KEY CHARGES (missing or damaged):

- _____ Common Door key: ----- \$75
- _____ Bedroom key ----- \$25
- _____ Mailbox Key: ----- \$25

- _____ Exercise room Key: ----- \$10
- _____ Bike Rack Key: ----- \$10
- _____ Kitchen Cabinet Key:----- \$10
- _____ Bike Rack Key: ----- \$10
- _____ Kitchen Cabinet Key:----- \$10
- _____ Laundry Card: ----- \$5
- _____ Key FOB ----- \$75

If applicable:

Garage Transmitter: # _____

Date turned in: _____

MISC. NOTES:

Apt Damage charges \$ _____
 + Key Charges \$ _____
 + Unpaid Rent \$ _____
 + Fees \$ _____
 = Total Charges \$ _____

Total Security Deposit \$ _____
 - Total Charges: \$ _____

= Refund: \$ _____

= Amount owed to Ohio Stater:
\$ _____