Jade-Lynn Apartments

2522 Lincoln Street Suite #121 Hollywood, FL 33020
Phone: (954) 920-1357 | Fax: (954) 424-7307
Web: www.jadelynn.com

We just wanted to remind you of a few things as your lease is set to expire.

1. Please **break up** and discard any and all unwanted furniture and personal belongings and place ***INSIDE*** the dumpster container (big blue cans), **NOT** anywhere outside the dumpster area. **REMEMBER THE CITY HAS IMPOSED FINES STARTING AT $1,000.00 FOR BULK! If we have to pay for bulk trash, will be forced to pass any expenses along to you. Use both dumpsters, but do not over fill.** The garbage company will not take the garbage if the furniture is not taken apart. If your floor is the wood vinyl and you drag furniture in or out and scratch the floor, you **WILL BE CHARGED** for repair or replacement of the floor depending on the severity of the damage.

2. Please make certain that the kitchen (including appliances inside and out) and bathrooms are cleaned well. Any extra time spent than we would typically need to spend doing such will result in charges to your account.

3. The following items shall **not** be considered as natural wear and tear to the premises, but shall be considered as damage to the premises and subsequently the cost of repair will be deducted from any security deposit.

- Holes in walls and woodwork, careless care of paint in the apartment including spray painting, drawing, or marking on interior/exterior walls,
- Damage to carpeting, utility pipes, wiring, plumbing, light fixtures, or any other fixture or appurtenances, walls, floors, or ceilings, including but not limited to scratches or cracks to the wood vinyl floors,
- Damage done to seeded area and shrubs around apartment such as digging, uprooting, trampling, etc.…
- Water damage caused by overflow of kitchen/bathroom sinks, bathtub, washing machines or by failure to close windows or doors during inclement weather, thereby exposing interior of apartment to elements,
- Broken mirrors, windows/glass, storm windows, storm doors, etc...
- Failure of tenant to leave apartment and appliances clean,
- Failure of tenant to regularly clean and maintain carpeting

4. WHEN HAVING THE POWER TURNED OFF IN YOUR UNIT, PLEASE MAKE CERTAIN YOU LEAVE THE REFRIGERATOR AND FREEZER DOORS OPEN (you

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may need to prop them open with something) so there is no damage from mold or odor that can arise from not having power.

5. Make certain to do an address change with the post office for each person who has received mail in your unit. More can be reviewed at https://moversguide.usps.com. If you would like us to mail your deposit refund to you, you must provide us with self-addressed stamped envelope. **We will not be responsible for mail belonging to you *after* you move out.**

6. On the last day of your lease or before, please return **ALL** keys to the office with the current apartment number on the outside supplied envelope. Inside, please let us know if you would like us to mail your deposit refund to you (with self-addressed stamped envelope) or phone you (with best number to reach you) so that we can contact you when the check has been processed in our office. **Keys not returned will be considered changed locks, as per your lease, paragraph 12, and will be charged the $150.00 replacement fee.**

7. If there is any outstanding balance on your account; this will be taken from your security deposit if not paid before move out. With this in mind, please remember that you MUST still pay your last month's rent before the 3rd of the month as stated and initialed on your current lease.

8. Finally, as stated in your lease, we will be showing your unit until it is rented (IF APPLICABLE) within this final time of your residency until we have received a deposit from a future tenant.

Again, we thank you for the time you've given us and wish you the best of luck with your future endeavors.

Kindly,
Jade-Lynn Apartments