



Important Move-Out Information

Dear Summer Woods Residents,

It's almost time to start packing again as the Summer comes to an end, **your lease expires August 4, 2022**. It has been a pleasure serving you this Summer and we look forward to making your move-out as smooth as possible! We will be conducting move-out inspections on August 4, 2022. Remember, personalized move-out appointments are scheduled on a first-come-first-serve basis, so please schedule your inspection soon.

The move-out inspection will be done when the last person moves out and the unit is empty on 8/4/2022.

Steps to take...

1. Communicate with roommates and decide who will be last to move-out.
2. Select a time that works best for everyone. See schedule below.
3. Choose one roommate to call the Woods leasing office to schedule a **Move-Out Inspection** time for our staff to visit your apartment. At this time keys are collected and you are presented with inspection results.

Starting today, please call the Woods leasing office at **(217) 464-8635** to schedule your **Move-Out Inspection**. Remember, **only one inspection** will be scheduled per apartment.

Move-Out Appointments

Dates	First Appointment	Last Appointment	Details
8/4/2022	7:00 AM	7:00 PM	Only 1 appointment per apartment. (Keys will be collected and placed in envelope provided by us.)

*** Your lease ends Thursday, August 4th**

****Move-out inspections take 30 minutes and all personal belongings must be out during this appointment time.**

July 22, 2022: The Woods will assign a time for any apartments which did not schedule a move-out inspection.

How do I prepare my apartment for inspection? Below you will find a move-out preparation checklist with instructions, what our inspectors will look for, costs for damages, cleaning etc.

Are you a current Woods resident and moving to another Woods Apartment with a Fall/Spring lease?

Please still call the office to schedule a move-out appointment and we will work with you directly on a transfer date. If your new apartment is available to move into immediately, we will schedule a time for you to get keys to the new apartment and schedule a move-out inspection for your current apartment. If a Summer resident is currently residing in your future apartment, we will give you a call as soon as the new apartment is ready for move-in. Please have everything packed/organized to make your move as easy as possible.

The Woods Summer Move-Out 2022

Welcome to Summer Move Out 2022! This will serve to be an excellent guide to make your move-out as smooth as possible. **Please print and share with roommates!**

Per your lease...

“B. The following types of damages will, in addition to others, be chargeable to LESSEE upon LESSEE vacating the leased premises:

- 1. Extra cost of painting, carpet cleaning or replacement, or any other deodorizing process necessitated by the presence of persistent, lingering odor resulting from smoking materials, use of candles and incense, urine, alcohol, odorous cooking or otherwise.***
- 2. Extra cost of cleaning apartment to ensure that apartment is in occupancy ready condition.***
- 3. Damage to furniture and TV (if applicable).”***

General Maintenance

Anything in the apartment that is in need of repair, is going to be listed on one of our two maintenance forms. We divide these repairs into one of two categories, **Charge Tenant** or **Charge Owner**.

Charge Owner Maintenance: Things listed here are items that need to be fixed, which result from tenancy and may be out of the control of the resident. These items are basic wear and tear on a unit, and the owner of the building will pay for these items. Here we need to remember that these charge owner maintenance issues are basic upkeep of the apartment and not caused by tenants. These items include but are not limited to:

- Burned out lightbulbs
- Leaky faucets
- Running toilets
- Drip pans that are warped
- Wall plates that are loose
- Worn toilet seats
- Burned out fridge and stove lights
- Loose trim/cabinets
- Tightening bedframes/furniture
- Loose/sticking doorknobs
- Baseboards needing re-attachment
- Caulk that has cracked over time
- Smoke alarm batteries
- Loose towel racks

Charge Tenant Maintenance: Charge tenant maintenance items are things that were beyond basic wear and tear during the tenancy and was damaged by residents during their lease. Some examples of charge tenant items include but are not limited to:

- Broken/missing handles
- Removing/Replacing non-First Site door knobs/handles
- Removing personal items left behind
- Broken/missing wooden bed slats
- Clogged sinks/drains
- Broken/missing cabinets
- Broken fixtures
- Broken/missing blinds
 - Blinds measure ½” shorter than store size. (i.e. If you use a tape measure and your blind width is 29 ½”, you will buy a 29” blind.)
 - Blind Color: Alabaster
- Kicked in doors/frames
- Scratched/Broken/missing trim
- Broken/missing window screens
- Broken/missing towel bars
- Animal Damage throughout interior & exterior of unit
- Drywall repair/holes in wall
- Broken/Missing appliances*
- Broken/Missing furniture*
- Burned/Stained flooring
- Use of ozone machine for odor removal
- Broken/Missing wall plates

Note: Labor cost of \$63.95 per hour plus the cost of materials will apply.

*Broken/Missing appliances or furniture will be replaced as a whole set, not as one piece.

*i.e. Stained/Broken Mattress and/or Bedframe may be replaced as a set which replaces both the frame and mattress.

*i.e. Broken chair may result in replacement of both couch and chair

Painting

If your apartment requires any type of painting, the amounts below will be charged. Unless it is noted on your move-in inspection or repaired/touched-up by the resident. (**Example:** If one wall requires paint or if the entire apartment requires paint the amounts below will be charged.)

Painting Costs (Full Move Out: All roommates move out)			
1 Bedroom Apartment	2 Bedroom Apartment	3 Bedroom Apartment	4 Bedroom Apartment
\$100	\$109	\$175	\$225

Painting Costs (Partial Move Out: some roommates re-signed for 2022 Fall lease)
Per Bedroom/Connected Bathroom Charge: \$35

- The Woods and 1030 Wood are painted with the color First Site White (gloss), which may be purchased only at Sherwin Williams on Wood St. in Decatur, IL.
- *Extra Charges may apply for extreme situation such as but not limited to Heavy smoke, pet damage, heavy stains, kitchen cabinets, vanities, doors etc.*

General Cleaning

Cleaning costs described below

(**Example:** 4 Bedroom; If entire apartment moves out and a clean is required, a fee of \$299.00 will be charged to apartment, \$74.75 per resident):

Cleaning Costs per apartment (Full Move Out: All roommates move out)			
1 Bedroom \$125 - \$150	2 Bedroom \$145 - \$175	3 Bedroom \$200	4 Bedroom \$200 - 299

Cleaning Costs

(Partial Move Out: some roommates re-signed for 2022 Fall lease - Only residents moving out will be charged)

Per Bedroom	Per Bathroom
\$35	\$50

- **General Cleaning Cost:** Multiple cleaning agents required, including but not limited to, 1-3 labor hours and additional supplies needed to clean items throughout unit. Cleaning crew needs to scrub bathrooms, showers, kitchens, appliances, floors, cabinetry etc.
- **Price range for general clean is dependant on whether common areas (kitchen/livingroom) were cleaned during Spring 2022 move-outs.**
 - **Extra cleaning costs will apply for excessively dirty apartments (3+ labor hours required)**
 - We will apply an extra fee of:
 - **1 Bedroom: \$140.00**
 - **2 Bedroom: \$145.00**
 - **3 Bedroom: \$150.00**
 - **4 Bedroom: \$200.00**

Carpet Cleaning/Flooring

Carpet and Flooring costs described below.

Note: Some residents simply opt for us to professionally clean their carpets after their move-out inspection and bill their joint security deposit due to the fact that rented carpet cleaning machines can be unreliable. Should your carpet not appear to be professionally cleaned as it was when you were issued keys upon move-in, you may be charged for carpet cleaning per the inspector's discretion. If you choose to have your carpet professionally cleaned on your own, you must provide a receipt upon move-out. Additional fees may still be charged as deemed necessary by the inspector.

Carpet Cleaning Costs per apartment (Full Move Out: All roommates move out)

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$35	\$70	\$105	\$140

Carpet Cleaning Costs

(Partial Move Out: some roommates re-signed for 2022 Fall - Only residents moving out will be charged)

Per Bedroom

\$35

Extra Fees will apply if:

- *Heavy stains, candle wax, gum, odor etc. will incur extra removal/treatment fees.
- If a living room couch or chair needs to be deodorized/cleaned an additional **\$35 fee** will apply.
- If tile flooring needs to be waxed from excessive scuffs, marks, stains etc., a **\$135 fee** will apply per bathroom side.

Key Return Envelopes

(We will place these on your kitchen countertop prior to move-out).

Failure to return all keys may result in a re-key charge and will be listed on the charge tenant maintenance form. Here is what to do with each...

- **Apartment & Bedroom Keys:** Place all of them in the key envelope provided and leave envelope on kitchen counter
- **Key Fobs:** Place all of them in the key envelope provided

Utilities - Electric & Water

It is the residents responsibility to contact the utility providers and remove the utility bill from their name. ***The final water bill will be sent to the Woods and are deducted from the security deposit. Residents can access their final electric bill online at Ameren Illinois.**

Helpful TIPS for preparing your apartment

1. You must pull out stove and remember to clean inside oven, sides of stove, broiler drawer, under range panel and floor under stove. Some stoves tops do not open/prop up.



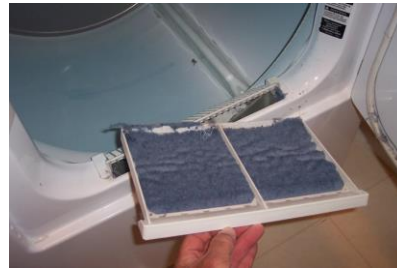
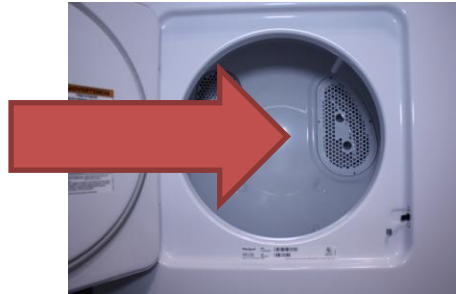
2. Clean microwave thoroughly, including grease that might build up underneath and filter throughout the year.



- 3. Clean shower doors thoroughly, including tracks.**



- 4. Clean top, inside and sides of Washer/Dryer. Don't forget to clean/wash lint trap.**



- 5. Clean all cabinets inside and out... especially outside of cabinet doors.**



- 6. Clean ceiling fans thoroughly, especially blades.**



- 7. Mini blinds which are broken or stained can be replaced by visiting your local hardware store. All blinds in apartment must match color and style. You can save money by replacing blinds on your own to avoid labor charges.**



- 8. Painting may be very costly; therefore, it is important to clean or paint any blemish on wall which was made during your stay. Paint color is “First Site White”. You can also try cleaning agents to see if the stain, scuff etc. can be removed without painting.**

