

To : RENTERS
From : SCOTT HUNTER
Date : June 1, 200___
Subject : MOVING OUT.

Thank you all for renting from Hunter rentals. I have enclosed a move out check list and below are a few move out tips. We will return deposits minus any damages and cleaning issues within 1 month of the end of the lease. This is state law.

The charge for keys not returned is \$15.00 each. I will have to make the keys and test the key and file the key. All keys should be left in the house. PLEASE PLACE ALL FRONT DOOR KEYS ON THE KITCHEN COUNTER AND PUT ALL BEDROOM KEYS IN THE LOCK/DOOR.

I would encourage everyone to clean very well to avoid big cleaning charges. Any little cleaning required will be charged at least \$50.00. If the apartment/house does not require any cleaning there will be no charge. (no charge for a clean house)! Please take the time and plan out a group cleaning job early and then follow up with another cleaning job when you move out.

OVEN CLEANING -- properly cleaning ovens includes oven cleaner and scrub pads and some work. If you are going to use glass cleaner and paper towels, please do not waste your time. Please clean ovens properly. This is the number 1 deposit issue among cleaning.

A reminder that any furniture left will be subject to a haul charge. Any old porch furniture will be charged a haul charge. You can call re-use industries and they will pick up furniture for FREE. Their phone number is 698-8200 or 594-5103. Please call them early and have it picked up before you leave and beat the rush. Re-use industries is your best solution.

In the past years there is always a problem with the water bill. There is always a final water bill to be paid and it comes after you move out. Because I am responsible to pay the water bill if you do not, this is what happens. I pay the bill and then you mail a check for the same bill. (a double payment). Then I take out of your deposit for the water bill causing a problem because you too paid the bill. Then you and I talk it over and I usually mail you back the difference and get the city to pay me back or they pay you back. However it gets paid back which is a big hassle for both of us. THIS YEAR I AM RECOMMENDING THAT YOU DON'T PAY THE "FINAL" WATER BILL AND I WILL TAKE IT FROM YOUR DEPOSIT EVENLY PER PERSON. THIS WILL SOLVE ALL DOUBLE PAYMENT ISSUES AND THE BIG PROBLEMS THAT IT CAN CAUSE

YOU MUST REMOVE ALL ITEMS INCLUDING ALL FURNITURE FROM THE HOUSE THE DAY THE LEASE ENDS. YOU DO NOT HAVE PERMISSION TO CONTACT THE FUTURE TENANTS AND ASK THEM IF IT IS OK TO STORE A FEW THINGS IN THE HOUSE FOR A WEEK OR 2. THEIR LEASE STARTS A WEEK AFTER YOUR ENDS. THIS WEEK IN BETWEEN BELONGS TO HUNTER RENTALS. THIS TIME IS NEEDED TO CLEAN THE UNIT AND THE FLOORS. IT CANNOT BE DONE PROPERLY WITH FURNITURE IN THE UNIT. ANY ITEMS IN THE HOUSE ON THE SUNDAY AND MONDAY AFTER GRADUATION WILL BE ASSUMED TRASH AND DISCARDED.

If you have any questions please call me at 843-457-2688 Once again thank you all very much. Have a great summer.