



Property Name  
Property Full Address

Date

Tenant Names (Financially Responsible)  
Tenant Full Address  
Lease End Date: Tenant Lease Expiration Date  
Move-out Date: Tenant Move Out Date

### **MOVE OUT INFORMATION**

The Residences at Rocky Ridge/Property Management Services Columbus Ohio, staff wishes you good luck in your future home. However, if there is anything that we can do to keep you as one of our valued residents, please contact the rental office at any time.

### **PLEASE READ THROUGH THE FOLLOWING MATERIALS TO ENSURE A SMOOTH AND ORDERLY MOVE-OUT**

In this packet, you will find a copy of the "Final Move-out" Addendum, which will help you with any questions. Your unit is expected to be returned to its original condition upon move-out. **You MUST provide your forwarding address to receive your security deposit.**

On your move-out date (or any time before), please include the following in the enclosed envelope. :

- Apartment keys - **Please return two (2) copies of your keys in an envelope clearly labeled with your apartment address to the drop box located at the left of the front door of the leasing office no later than the move-out date listed above. Failure to do so will result in a \$50 fee.**
- Mailbox Keys - Please return all keys. Failure to do so will result in a \$50 fee.
- Please return pool pass
- Please email our office at **614rentleasingoffice@gmail.com** your forwarding address.
- Upon your move-out, we will submit move-out forms for your water and electric accounts.

We wish you the best of luck in your new home. Please call us at +1 (614) 855-7675 if you have any questions.

Sincerely,  
The Ravines at Rocky Ridge  
Property Management Services Columbus Ohio



## **BULK TRASH AND COMPACTOR INSTRUCTIONS**

### **Bulk Area:**

A lockbox is on the bulk area fence to allow only our residents to use the bulk area. The code is 6789 to open the lockbox. This will open the box, allowing you to dispose of permitted bulk items. Once you are finished disposing of the bulk trash, place the lockbox on the gate and spin the numbers to lock it again. The sign below is on the bulk trash fence. If you have any bulk trash that is not permitted, please call a private hauler by googling "Rubbish" to arrange the disposal of your items. No items are to be left outside of the bulk area fence.



### **Trash Compactor Instructions:**

To use the trash compactor properly, open the door, place your trash inside, shut the door, and hit the green button to process your trash. All cardboard boxes must be broken down prior to putting them into the compactor. If the compactor is running when you walk up to the compactor, you will be able to hear it working, do not put your trash inside the compactor. You must wait until it finishes processing the trash that is already inside the compactor. Once it finishes it will turn off, and you can place your trash inside, shut the door to the compactor, and hit the green button to process your trash.

If there are any questions about bulk trash disposal or the trash compactor, we are happy to answer them with a simple email to [614rentleasingoffice@gmail.com](mailto:614rentleasingoffice@gmail.com) or by calling the office at 1 (614) 855-7675.

We appreciate your help in making Rocky Ridge a clean and well-maintained place to call home!

Thank you,  
Management  
The Ravines at Rocky Ridge



## MOVE OUT CHECKLIST AND CHARGES

This checklist and the attached charge list will be used to make sure the home is clean and in the right condition as we conduct an inspection and authorize the release of your security deposit.

We expect the premises to be in the identical condition as you move in. The Property Manager will have the final responsibility for determining "normal wear and tear" and what is the result of damage, abuse, or neglect.

All repairs or maintenance items necessary to return the premises to the identical condition as when you moved in are the tenant's responsibility. The cost of these repairs and maintenance items will be deducted from the Security Deposit or charged to you afterward (see the Move-Out Charge list below). We will seek collection for any remaining balance due. You **MUST** provide your forwarding address. Email your forwarding address to [614rentleasingoffice@gmail.com](mailto:614rentleasingoffice@gmail.com), and fill out the requested bank information to return your Security Deposit via eCheck.

When you signed the lease, you agreed to provide the following on the day the property is vacated:

- All rent, utilities, and other account fees **MUST** be paid in full, or a satisfactory written settlement agreement made with us for any balance due. Unpaid balances are deducted from the Security Deposit first.
- The entire property must be clean and all trash removed.
- Tile, vinyl, and hardwood floors must be cleaned and waxed.
- Once you submit your sixty (60) day move out notice to vacate, please email our leasing office at [614RentMeLeasingOffice@gmail.com](mailto:614RentMeLeasingOffice@gmail.com), or call us at **(614) 855-7675**, to hire our pre-approved cleaning company for your unit clean (non flooring focus) as well as our carpet cleaning provider for your apartments flooring cleaning needs. Management will not charge the resident for any move out cleaning requirements if our pre-approved cleaning companies, both unit and carpet cleaning companies, are used and paid for.

Management does reserve the right to charge cleaning fees if you choose not to use our pre-approved cleaning companies.

- All mini blinds should be firmly fastened, in good repair, and properly hung and cleaned. ALL broken window coverings will be replaced at your expense.
- Refrigerator, stove, oven, and microwave **MUST** be clean, defrosted, and plugged in, running at normal settings.



## MOVE OUT CHECKLIST AND CHARGES

- Replace the current drip pans with the correct sizes to avoid extra charges. Please take note of the following GE part order numbers for the required drip pans:
  - GE Part Order #: 3150246 - Two 6-inch drip pans
  - GE Part Order #: 3150247 - Two 8-inch drip pans

**On your move-out day, please ensure you install the new and correctly sized drip pans on the stove. Alternatively, you can leave them on the countertop.**

- All personal property, including furniture, motor vehicles, and all other items not on the property when you moved in, must be removed from the home and surrounding property. Anything left behind shall be regarded as abandoned and may be destroyed, hauled away, or otherwise disposed of at **YOUR** expense.
- Please be advised that Pioneer Energy Management cannot accept payments after your move-out date. Should you have an outstanding utility balance upon move-out, it will be added to your apartment account and must be paid directly to Property Management Services or deducted from your security deposit. You will not be reimbursed for any amount you have paid past your move-out date. **DO NOT DISCONNECT UTILITIES, YOU WILL BE CHARGED FOR THE RECONNECT FEE!**
- Contact your Internet, Phone, and Cable Company provider 45 days before your move-out date to remove or to return the equipment to their local service center. Failure to do so will be fined.
- Make your final trash pick-up arrangements. **YOU WILL BE CHARGED FOR THE COST OF THE REMOVAL OF ALL TRASH LEFT AFTER YOUR MOVE-OUT DATE!**
- Clean ALL windows, window tracks, and any door windows.
- ALL doors and windows must be properly locked or fastened.
- Apartment keys - **Please return two (2) copies of your keys in an envelope clearly labeled with your apartment address to the drop box located at the left of the front door of the leasing office no later than the move-out date listed above.** Failure to do so will result in a fee equal to the daily pro-rated amount of rent for each day past your move-out date that your keys are not turned in.
- As a reminder, we will not conduct a walkthrough of your apartment prior to moving out. However, we will require entry before your scheduled move-out date to predetermine vendor schedules. Residents could be responsible for damages not listed on the move-in condition form. You will hear from the management within 30 days of your move-out regarding any charges due or a security deposit refund. Also, please be sure to submit a change of address form to the post office so your mail is forwarded appropriately.
- **If you move out during the cold months, please leave the thermostat set at 62 degrees.**

The attached Move-Out charge list is used to identify additional charges for repairs and cleaning items.



## Move-out Charge List

This is a list of the most common charges encountered when tenants move out and leave the premises in need of repair. Please note that these charges are estimates, actual charges may vary. Normal wear & tear, and the remaining life of the item in need of repair, have been considered.

Please email our leasing office at [614RentMeLeasingOffice@gmail.com](mailto:614RentMeLeasingOffice@gmail.com), or call us at (614) 855-7675, to hire our pre-approved cleaning company for your unit clean (non flooring focus) as well as our carpet cleaning provider for your apartment's flooring cleaning needs. Management will not charge the resident for any move-out cleaning requirements if our pre-approved cleaning companies, both unit and carpet cleaning companies, are used and paid for. Management does reserve the right to charge cleaning fees if you choose not to use our pre-approve cleaning companies.

CLEANING			
Clean refrigerator	\$75	Clean microwave	\$40
Clean stove top & under burner trays	\$50	Average whole cleaning - Garden Apartment	\$200
Clean oven & drawer	\$75	Average whole cleaning - Townhome	\$400
Clean stove hood	\$20	Odor removal	Varies
Clean kitchen cabinets	\$150	Wash windows - including tracks/inside	\$50
Clean kitchen floor (under stove/fridge)	\$50	Pest or rodent extermination	Varies
Clean tub/shower and surrounding area	\$125	Dusty or dirty window blinds	\$30
Clean countertops	\$40	Light dusting required throughout the unit	\$50
Clean toilet and sink	\$40	Wash light fixtures (each)	\$20
Clean sink	\$40	Sweep, vacuum, mop	\$50
Clean bathroom cabinets and floor (each)	\$50	Dust and wash trim	\$50
Clean greasy parking space	\$30	Wipe down walls	\$50
Furnace & Airduct cleaning	Varies	General Labor	\$60/hour
Carpet spot treatment (each)	\$50	Evidence of indoor smoking	Varies
Carpet steam light clean - Garden Apartment	\$150	Stopped or backed-up drains	Varies
Carpet steam heavy clean - Garden Apartment	\$350	Pest or rodent extermination	Varies
Carpet steam light clean - Townhome	\$300	Furnace & Air duct cleaning	Varies



## Move-out Charge List

Carpet steam heavy clean - Townhome	\$495		
Clean fireplace	\$75		
Replace burner drip pans	\$50		
Clean dishwasher	\$50		
<b>FLOORING</b>			
Remove carpet stain (per stain)	\$100	Replace kitchen linoleum	\$500
Deodorize carpet	\$175	Replace bathroom linoleum	\$300
Repair carpet (per spot)	\$150	Repair floor tile (per spot)	\$150
Repair LVT flooring (per spot)	\$150	Replace bathroom floor tile	\$250
Refinish hardwood flooring (per room)	\$300	Replace kitchen floor tile	\$350
Repair linoleum (per spot)	\$150		
<b>WALLS</b>			
Remove mildew and treat surface	\$50	Repaint (per wall/ceiling)	\$95
Cover crayon marks (per spot)	\$50	Repair nail holes (each hole)	\$20
Remove wall paper	\$400	Replace baseboard	\$150
<b>DOORS</b>			
Repair hole in hollow core door	\$175	Replace sliding glass door (double)	\$750
Repair forced door damage	\$175	Rescreen sliding door screen	\$125
Replace door (inside)	\$250	Replace sliding screen door	\$225
Replace door (exterior)	\$650	Replace garage door remote	\$75
Replace sliding glass door (single)	\$400	Replace interior door knob	\$50
<b>PLUMBING</b>			
Replace kitchen faucet	\$150	Replace toilet tank lid	\$75
Replace bathroom faucet	\$150	Replace toilet	\$295
Replace faucet handle	\$75	Replace toilet seat	\$75
Replace faucet aerator	\$50	Replace garbage disposal	\$195



## Move-out Charge List

Replace shower head	\$75		
<b>WINDOW AND WINDOW COVERINGS</b>			
Replace single window pane	\$195	Replace window screen	\$75
Replace double window pane	\$395	Replace window blinds	\$75
Rescreen window screen	\$50	Replace sliding door blinds	\$195
Vertical blind slat (per slat)	40		
<b>ELECTRICAL</b>			
Replace light bulb	\$10	Replace electrical cover plate	\$15
Replace light fixture globe	\$40		
Replace light fixture	\$150		
Replace electrical outlet/switch	\$50		
<b>LOCKS</b>			
Replace door key	\$50		
Replace cylindrical door lock	\$95		
Replace deadbolt lock	\$125		
<b>MISCELLANEOUS</b>			
Replace refrigerator shelf	\$75	Replace door trim woodwork	\$200
Replace stove/oven knob	\$30	Repair/Replace smoke detector	\$95
Repair ceramic tile	\$75	Repair/ Replace carbon monoxide detector	\$95
Repair ceramic tile countertop	\$525	Repair kitchen cabinet	\$175
Repair laminate countertop	\$375	Repair kitchen drawer	\$175
Replace laminate countertop	\$525	Removal of rented washed and/or dryer	\$100
Replace mirror	\$200	Replace door stop	\$10
Replace medicine cabinet	\$150	Kitchen refrigerator crisper tray	\$75
Replace towel bar	\$75	Kitchen refrigerator crisper drawer	\$75
Replace shower/tub enclosure	\$1,250	Access Key fob	\$150
Replace thermostat	\$75	Garage door remote opener	\$95



## Move-out Charge List

Repair porcelain	\$75	Replace mailbox key	\$50
Remove junk and debris (per large bag)	\$50	Replace parking pass	\$50
Drywall repair - 6" x 6"	\$125	Dry wall anchor repair (per spot)	25
Drywall repair - 12" x 12"	\$200	Counter top end siding (per side)	175