

## Security Deposit Addendum

Security deposits are held in an account at M&T Bank and will be returned 30 days after move-out, as long as the apartment is left in the same condition in which it was received by the Tenant (except normal wear and tear), and your account is current. To avoid reduction in your security deposit and to expedite the prompt return of your security deposit, we have prepared the following checklist:

- o Refrigerator/Freezer must be defrosted and cleaned.
- o Stove top, burners, knobs, oven, and broiler pans must be scoured and cleaned as near to new as possible.
- o Kitchen cabinets and Bathroom vanity must be cleaned. Remove any shelf paper lining from inside cabinets/drawers.
- o All papers, trash, clothes hangers, and food containers must be removed.
- o Bathroom fixtures must be cleaned. Do NOT use steel wool or scouring pads.
- o Doors, woodwork (including baseboards, door casings, window sills and floors), baseboard heater, light fixtures, and walls must be cleaned.
- o Floor tiles must be washed, all marks removed and waxed.
- o Window panes (inside only), all tracks and sills must be cleaned.
- o Any alterations to the apartment by the Tenant must be changed back to their original condition.
- o All nail holes or other holes in walls should be repaired

Cleaning charges for apartments left in poor condition will be assessed according to the attached price list. The person(s) below agree to the enclosed prices and understand that they will be charged for any violations to the list above.

You must schedule an appointment with your landlord for a move-out inspection. Make sure the apartment is empty, cleaned, and ready for the inspector. Be prepared to turn in your keys at this time as there will be a charge if all keys are not returned.

The following charges will be assessed for apartments left in poor condition. Please note that we will charge double the usual rate for any items such as stoves, ovens, etc. left in excessively filthy conditions. Any items damaged beyond repair will be replaced and you will be charged the replacement cost.

### Kitchen

ITEM	FEE
Stove	\$50.00
Oven	\$60.00
Range Hood	\$55.00
Microwave	\$55.00
Refrigerator	\$50.00
Sink	\$40.00
Dishwater	\$40.00
Cupboards – Interior	\$40.00
Cupboards – Exterior	\$40.00
Floors	\$55.00

### Bathroom

ITEM	FEE
Vanity	\$50.00
Sink	\$50.00

Toilet	\$60.00
Tub/Shower Stall	\$70.00

## General

Painting	\$45/hr + material
Windows – Inside	\$60.00
Trash Removal	\$45.00
Carpet Cleaning (Stains, etc.)	\$90.00
Replace Damaged Carpet (due to negligence)	AT COST
Standard Cleaning	\$30.00/hr