



Preparing to Vacate the Property

We understand that moving can be a stressful experience, but with proper preparation, you can save both time and money. Please carefully read through the following guidelines to ensure everything is addressed when preparing to vacate your rental property. Some additional items may apply depending on the specific property you're renting. If you have any questions, please don't hesitate to contact our office at service@lynesrealty.com or 912.898.1600.

Security Deposits

You will receive a statement regarding your security deposit within 30 days of your lease's end. To be eligible for a refund, the following requirements must be met:

- Proper notice of your intent to vacate has been provided.
- The property is left in a clean, undamaged, turnkey condition.
- Utilities remain on through the final walk-through.
- You are not in default of your lease agreement.

Refunds may be issued electronically if your banking information has been provided in the tenant portal. If banking information or a forwarding address is not provided, the security deposit will be mailed to the last known address.

Disclaimer: Management retains final authority to determine the refund amount based on the property's condition, as outlined in the Rental Agreement. If cleaning or repair costs exceed the security deposit, you will be billed for the remaining balance.

Automatic Rental Payments

If you have automatic rental payments enabled in your tenant portal, please make sure to deactivate them before moving out. Any charges resulting from payments not canceled will be your responsibility.

General Information

- **Utilities:** All utilities must remain active until the day of the final move-out inspection conducted by Lynes Realty & Development Co.
 - **Key Return:** All keys, garage remotes, and gate keys provided to you at move-in must be returned by the last day of your lease.
 - **Maintenance Items:**
 - Replace all HVAC filters, refrigerator filters, detector batteries, dead remote batteries and any burnt-out light bulbs (including appliance bulbs) with the correct type/size/wattage.
 - **Change of Address:** Complete a change of address through USPS and provide our office with your new forwarding address.
 - **Thermostat Settings:**
 - **Summer:** Set the thermostat to no higher than 80°F.
 - **Winter:** Set the thermostat to no lower than 65°F.
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Cleaning

Proper cleaning is required to return the property to us in good condition. If any pets or animals were kept inside, the property must be professionally cleaned at the tenant's expense. Please be aware that **all carpets must be professionally cleaned**, and proof of the paid cleaning receipt must be provided. The following items must be cleaned per your lease agreement:

- **Appliances:** Clean inside, outside, and behind all appliances, including:
 - Oven/stove, microwave, dishwasher, refrigerator, garbage disposal, washer and dryer (if applicable).
 - Clean oven racks, drip pans, and exhaust fan/vent hood (including top & underneath).
 - Clean refrigerator/freezer door gasket seals.
 - **Flooring/Carpet:** Vacuum, sweep, and mop all hard surface floors, including beneath moveable appliances. Vacuum carpets and provide proof of professional cleaning.
 - **Walls & Trim:** Clean baseboards, trim, doors, and walls, particularly around handles, knobs, and doorframes (including sliding door tracks).
 - **Windows & Fixtures:** Clean windows, window sills, window tracks, window coverings (blinds), light fixtures, switches, outlet covers, exhaust fans, ceiling fans, and air vents.
 - **Bathrooms:** Thoroughly clean all showers, tubs, toilets, sinks, countertops, backsplashes, and faucets—removing soap scum and hard water buildup.
 - **Cabinets & Closets:** Wipe down all cabinets, vanities, drawers, shelves, and closet interiors.
 - **Fireplaces:** If applicable, clean out any fireplaces.
 - **Garage:** Remove all personal belongings and sweep out.
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Painting & Repairs / Miscellaneous

- **Wall Damage:** Remove all nails but do **not** patch/paint holes. Any wall repairs must be done in a professional manner including sanding, priming, trimming, and painting. A charge may apply for any damage and/or painting beyond normal wear and tear.
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Yard & Exterior Maintenance

- **General Clean-up:**
 - Remove all personal items and trash from the yard and exterior.
 - Do not leave full garbage or recycling bins near the house. Do not leave piles of debris, personal items, trash overflowing in bins. This will incur a fee for removal.
 - Clean driveway, carport, porch, and patio by removing cobwebs and debris.
 - Remove all pet waste and cigarette butts (if applicable).
 - **Lawn Care (if applicable):**
 - Grass should be freshly mowed and edges trimmed.
 - Shrubs and hedges must be trimmed.
 - Remove weeds from flower beds.
 - **Yard Debris (if applicable):** Bag and dispose of leaves, clippings, pine straw, etc.
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Final Inspection

A member of our team will conduct a move-out inspection once the property is completely vacant and cleaned. If you wish to be present, please notify us at least 10 business days in advance.

Best of luck with your move!