



**251 SW Wilshire Blvd, Ste. 124
PMB 512
Burleson, Texas 76028**

MOVING OUT

You will need to verify your move-out date at least 30 days before your stated lease expiration date. You must provide proper written notice of termination in accordance with your lease.

Marketing During the Notice Period – The property may be listed for re-let or possibly sale. The probable showing hours are between 8:30 a.m. to 8:00 p.m. The property must be available and in good showing condition during the market time. A call to your place of residence or another number provided is the usual and customary practice for notice. If there is no answer or no answering system, that call is also considered notice. Any showing disallowed or access denied will be subject to a current trip charge of \$75.00. We expect and appreciate extra effort in keeping the house and yard neat and clean during marketing.

Minimum showing conditions are:

- All beds made and rooms neat
- Floors recently vacuumed, clutter free, no piles of dirty clothes
- Kitchen and baths clean, sinks clean and empty
- Countertops clean and free of dirty dishes
- Walls clean and unmarred
- Temperamental pets contained, litter boxes clean and odor free
- TV off or volume turned low so as not to be intrusive
- Yard mowed, trimmed and in good condition
- Blinds/curtains open and home is well lit (when possible)

**The better a home shows, the more likely it will rent quickly.
The faster a new resident is found, the less you will be bothered by our showings.
A home that shows well benefits everyone!**

Move-Out Check Out – We will inspect the property within 72 hours of the time you notify us of vacating. Inspections are made only after you have completely cleared the property, cleaned the premises and carpets, mowed and edged the yard, trimmed the shrubs and hauled off all trash, before the Lease has terminated. Our written and photographic inspection report will be final and you will not be allowed back into the property. A room-by-room check will be made, including interior, exterior, yard, outbuildings, appliances, windows, curtains, blinds, etc.

Return of Your Security Deposit – an accounting of your security deposit and the refund of monies due will be sent to you within 30 days of your lease termination date. Please call the property manager if you have questions after releasing the Security Deposit. ***Disregard if you have a Rhino policy. ***

FOLLOWING ARE REQUIREMENTS FOR A FULL REFUND OF YOUR DEPOSIT:

- All charges and rents due under the Lease are paid in full. **TSPC sections 91 & 92 provides damages up to three (3) times the monthly rent for any attempt to use any part of the security deposit as the last month's rent.**
- A forwarding residence address and telephone number have been provided in written form. No work addresses or P O boxes will be accepted.
- The premises are clean, undamaged and the checkout procedures have been followed.
- All keys and garage door openers, etc., have been turned into your Property Manager. All keys and garage door openers, etc., have been turned into your Property Manager. They can be dropped off at Eagle Postal off Wilshire during business hours in an envelope marked "Boot Team PM Box 512". 251 SW Wilshire Blvd, Ste. 124 PMB 512
- All walls are clean and unmarked (Homes are not painted between tenancies).
- All holes created by residents must be filled and painted to match current wall color.
- All debris, rubbish and discarded items are removed from the premises.
- We have completed an acceptable move-out inspection report.
- Any Pet damage has been repaired and there are no pet odors.
- The carpets have been professionally cleaned and a **receipt** left with us.
- The house has been professionally cleaned and a receipt is left.

If you will not be out by your lease end date, you need to inform Boot Team Property Management by email at bootteampm@gmail.com and a hold over fee will be applied to your account.