

# National Home Rentals

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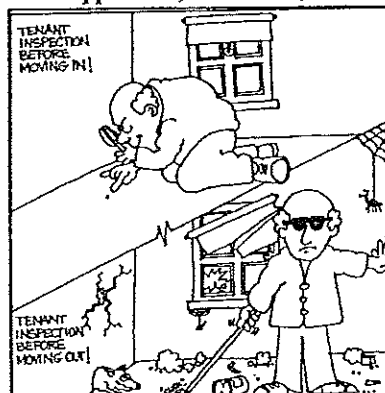
Dear Resident,

Moving time is always a busy time, and you will have lots of things on your mind now that you have given notice you are moving. One of those things undoubtedly is how to get your deposit back promptly.

Contrary to what some tenants believe, we **WANT** to return your deposit, and we **WILL** return it to you so long as you leave your place "reasonably clean and undamaged." That's what your rental agreement says and that's what we will do. You're probably wondering, however, what "reasonably clean and undamaged" means, so we'd like to tell you how we interpret it and tell you also what you should do to get your deposit back.

"Reasonably clean" to us means as clean as you would leave your dwelling if you knew your best friend or your favorite aunt were going to move in after you. To get it that clean, we expect you to clean the appliances, stove hood, and cabinets (under sinks, too) both inside and out; remove all non-adhesive shelf paper; use an appropriate cleanser on the showers, tubs, toilets, sinks, mirrors, and medicine cabinets (inside as well); dust the ceilings (for cobwebs), baseboards, window sills, and closet shelving; wash the kitchen and bathroom walls and windows inside and out; vacuum the floors; scrub the floor tile or linoleum; sweep the entry, patio, storage enclosure, and garage; remove all personal belongings (including clothes hangers and cleaning supplies); and dispose of all trash.

"Reasonably undamaged" to us means that items which we have supplied should not be missing (including light bulbs) or broken; that there should be no new burns, cracks, chips, or holes in the dwelling or its furnishings; and that the paint on the walls should be sufficient to last at least two (2) years from the time they were last painted. **PLEASE DO NOT REMOVE ANYTHING YOU HAVE ATTACHED TO THE WALLS OR CEILING WITHOUT FIRST TALKING TO US**, and please try to avoid nicking the paint in the halls and doorways as you move things out.

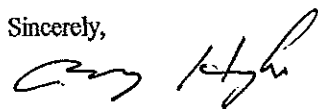


Please note that until you have returned your keys, you have not "officially" moved out. We will inspect your dwelling to check it for cleanliness and damage after you move out and turn the keys in to us. We will refund your deposit to you 30-45 days after you vacate. It is very important that you leave us your forwarding address.

We expect you to have moved out completely by the last day of your lease (or the date you notified us you would be vacating, if earlier). Because we are making arrangements for new tenants to move in after you move out, we would appreciate hearing from you immediately if your moving plans should change.

We hope your moving goes smoothly, and we wish you happiness in your new home.

Sincerely,



Randy Hughes  
Property Manager

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Moving Out Letter.doc