

REGENT VILLAGE: PHASE I

VACATING INFORMATION

Please read following information to help you when departing from Student Housing. If you have any questions, give the office a call at 757-352-4890.

Please note that your security deposit will not be processed until we have received **all of your apartment keys**. Your lease states there is a \$50.00 charge for each key not returned.

****If you have*** a bank account setup in Genisys, you will receive your security deposit by direct deposit. ***If you do not have*** a bank account setup in Genisys, you will receive a physical check mailed to the address on file in Genisys.

CHECKLIST FOR MOVING:

- Notify Post Office of move with "**Change of Address**" form. This can be obtained from the Post Office or you can submit your change online at: www.usps.com
- Also notify relatives, friends, companies, magazines, etc. of your change of address.
- Clean** apartment using cleaning checklist attached.
- Have **electric "reverted back to owner" and other utilities** disconnected.
- Turn in **all keys (including mailbox keys)** to the Regent Village Office. If the office is closed, drop keys in an envelope located outside of the office door, with your building and apt # on it in the door slot. **Any apartment keys not returned are \$50.00 each. Any mailbox keys not returned are \$25.00 each.**
- Advise the Regent Village Office of your **new mailing address** or change it in Genisys prior to leaving, so we will know where to send your security deposit refund.

PLEASE LEAVE MODEM IN THE APARTMENT, INCLUDING ANY ETHERNET CABLES, ETC.

LOADING PROCEDURES

- 1) **PLEASE LOAD YOUR MOVING TRUCK/CAR IN THE PARKING LOT. DO NOT DRIVE** your car or moving van on any sidewalks or grass areas. There is a \$100.00 fine for each offense.
- 2) **DAMAGE** to the apartment will be correlated with damage reported on your move-in inspection sheet. This is the form you filled out when you took possession of the apartment. **Any damage not specifically noted on the move-in inspection sheet will be charged to you.**

Things to Remember:

- 1) Please remove all items that you have added to the apartments. This includes child-safety devices.
- 2) **Please do not attempt to spackle your walls!** You may be charged for trying to do our job!
- 3) **All** trash and personal items must be removed from the apartment. This includes welcome mats, food, telephone and TV cables, and anything that is not the property of Student Housing. There is a \$25.00 charge for each item that we must remove from the apartment.
- 4) **Do not** turn off your refrigerator or water heater.

Residents who do not abide by these guidelines will be subject to a maintenance and/or housekeeping charge.

REGENT VILLAGE APARTMENTS: *Vacate Cleaning Checklist for Phase I*

You are responsible for cleaning the following items. This checklist should help you receive all or most of your security deposit regarding cleaning to Regent Village standards.

Any items not meeting standards will be cleaned by Village staff at the rate of **\$35.00 per hour starting after the first hour.**

Outside Porch

- _____ Cobwebs
- _____ Sweep
- _____ Remove nails, etc.
- _____ Clean porch light

Living/dining area

- _____ Mini-blinds (dust and/or wipe down with mild cleaner)
- _____ Window tracks/frame/sills/glass (free of mold, dirt, etc.)
- _____ Baseboards
- _____ Front door outside/inside (free of excessive dirt, markings, etc.)
- _____ Entry closet floor (especially corners)
- _____ Light fixture
- _____ Replace burned out and non-60 watt light bulbs
- _____ Vacuum and clean carpet
- _____ Fuse box – (free of mold, dirt, etc.)

Utility Room

- _____ Dust off water heater and air return unit
- _____ Sweep and mop floor and clean shelves

Kitchen

- _____ Walls (remove any grease, food, etc.)
- _____ Cabinets/drawers/pantry shelves (wipe free of food, crumbs, etc. and remove any lining)
- _____ Refrigerator/freezer (free of food, crumbs, etc. especially under crispers, front, top and sides)
- _____ Pull refrigerator out and clean area all around and behind
- _____ Oven/range (range hood, grease filter, burners, stove/lift up stove top, inside oven, oven drawer)
- _____ Pull oven out and clean area all around and behind
- _____ Sink/countertops/garbage disposal
- _____ dishwasher
- _____ Light fixture
- _____ Sweep/mop floor (especially corners)

Bathroom

- _____ Tub/shower head
- _____ Toilet
- _____ Baseboards
- _____ Door (free of excessive dirt, markings, etc.)
- _____ Bathroom fan
- _____ Light fixture
- _____ Replace burned out and non-60 watt light bulbs
- _____ Sweep/mop floor

Vanity I & II

- _____ Sink/handles
- _____ Mirror
- _____ Inside/outside sink cabinet
- _____ Inside medicine cabinet
- _____ Air vent
- _____ Baseboards
- _____ Light fixture
- _____ Replace burned out and non-60 watt light bulbs
- _____ Vacuum and clean carpet

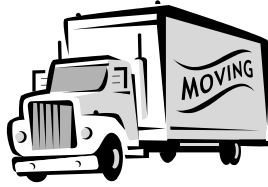
Bedroom I & II

- _____ Mini-blinds (dust and /or wipe down with warm water)
- _____ Window tracks/frame/windowsills/windows (free of mold, dirt, etc.)
- _____ Doors (free of excessive dirt, markings, etc.)
- _____ Light fixture
- _____ Replace burned out and non-60 watt light bulbs
- _____ Vacuum and clean carpet

CLEANER SUGGESTIONS:

Our housekeepers have found these cleaners to work best when cleaning apartments:

- **Comet:** can be used to clean sinks, countertops, tub/shower, toilet, stovetop and stubborn stains
- **All purpose cleaner:** can be used to clean floors, walls, doors, baseboards, cabinets (inside and outside), and refrigerator. Bleach countertops and vanity.
- **Windex:** Windows (glass, tracks and sills) and mirrors
- **Disinfectant:** Door knob, vanity and bathroom.
- **Degrease:** Stove, refrigerator, wall, stove hood and under stovetop.
- **Saintly Services and Atlantic Carpet Care offer a discount to students vacating Student Housing. You may call the Student Housing office for the carpet cleaning company's contact information.**



Commonly Asked Questions By Departing Residents

Q: Can I keep my mail key for a few days after I move out?

A: No. ALL keys must be turned in by noon of your vacate date. You will not be considered checked out until all of your keys are turned in to the Village office. If any mail addressed to you comes after you move out, it will be forwarded to you. Please complete a change of address form with the Post Office in advance of your vacate date.

Q: Do I have until midnight to move out on my date to vacate?

A: No. Your lease began at noon and ends at noon.

Q: I'm leaving before the date my lease ends. I just pay rent until the day I move out, right?

A: No. If you are leaving before your lease ends, you are responsible for rent UNTIL the apartment is ready for a new resident to take responsibility. You will need to pay the full month's rent. You will be refunded whatever we rent back out, which will be sent in addition to your security deposit refund.

Q: I've added some really nice shelves to my apartment. Can I leave them as an improvement to the new resident?

A: No. Take note of item #13 in your lease: "At the termination of this Lease, the Lessee shall promptly vacate the premises, leaving them in substantially the same condition as at the time of commencement of this Lease, ordinary wear and tear excepted. Lessee shall not remove Lessor-owned fixtures, appliances, or equipment from the unit. Any personal property left after termination of this Lease will be deemed abandoned, including furniture left in or beside trash dumpsters. A fee will be charged to the Lessee for the removal of any abandoned furniture. The Lessee shall also be responsible for the cleanliness of the premises, leaving them in substantially the same condition as at the time of the commencement of this Lease. A cleaning fee may be charged for cleaning performed by the Lessor as determined by the Regent Village manager."

Q: The dumpster closest to my apartment is full. Can I pile my trash and furniture against it?

A: No. Please go to the next dumpster to dump your trash. If you have furniture, please take it to the landfill at the end of Jake Sears Road. This is FREE for Village residents. You will be fined \$25 if trash is found outside the dumpster, as Waste Management fines the Village for each occurrence.

Q: Can I drive my moving vehicle onto the sidewalk and grass so it is easier to move?

A: No. There are water pipes close to the surface that may burst if vehicles are driven on them.

Q: Can I leave boxes in the hallway as I am moving?

A: No. This is against Virginia Beach fire code and you could be fined \$100 by the Fire Marshall.

Q: Can I use the Village flatbed and dolly?

A: No. The flatbed and dolly are no longer available for residents to use.

Q: Can I use the Village flatbed after 9:00 PM?

A: No. Quiet hours apply to departing residents, too.

Q: When will I get my security deposit back?

A: Within 30 days of your lease end date.

Q: Do I take the modem with me when I vacate?

A: No. Please be sure to leave the modem in the apartment, including Ethernet cables, etc.

Please leave your apartment in substantially the same condition as when you moved in, as someone will be occupying it after you. "...but in humility consider other better than yourselves. Each of you should look not only to your own interests, but also to the interests of others." Philippians 2:3b-4



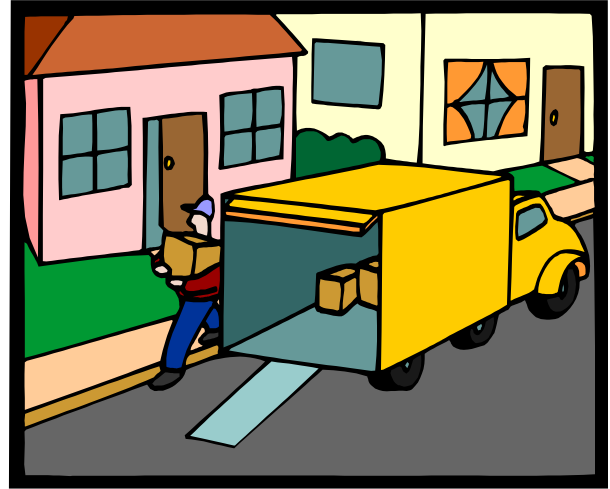
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PLEASE LOAD YOUR MOVING TRUCK IN THE PARKING LOT, DO NOT DRIVE YOUR CAR OR MOVING TRUCK ON ANY SIDEWALKS OR GRASS AREAS.

THERE IS A \$100.00 FINE FOR EACH OFFENSE.



LEASE REMINDER: Section 13: Vacating Premises

Any personal property left after termination of this Lease will be deemed abandoned, including furniture, such as mattresses, desks, etc., left in or beside trash dumpsters.

A fee of \$25.00 per item will be charged to the Leasee for the removal of any abandoned furniture.