



Vincent Investment Properties, LLC

P.O Box 427 Belvidere, IL 61008

www.RentVIP.us | (815) 218-7777 | RentVIP@aol.com

Move Out Fees

Wilshire Commons, Pine Meadows, AppleWood Lane

Air filter: dirty or missing furnace air filter - \$15 each filter

Antennae: roof antennae or unauthorized removal and sealing or roof - \$175 plus materials

Satellite Dish: for non removal and disposal of - \$35 removal and \$75 to dispose of it.

Automobile: vehicle or trailer left on property – removal charge and fines if applicable TBA - \$350+

Carpet Replacement: Expect ¼ of actual time and materials rated per year the lease covered.

Carpet Cleaning: \$148 or per lease arrangement. If pet or smoke odors extra enzyme and ozonator charges will apply.

Odors: If we detect an odor that is not resolved you may be charged with unit painting and recarpeting.

Ceiling Fan: Cleaning any aspect - \$35 to clean, if inoperable due to damaged motor a minimum of \$110 will be charged.

Cleaning Oven: any aspect in, under, behind, side, replacement of drip pans, broiler pan grill cleaning bulbs and parts \$120 plus materials.

Refrigerator Cleaning: Any aspect, removal of food, defrosting, cleaning in under and behind and replace missing parts \$120 plus materials.

Microwave Cleaning: Any aspect clean inside, the plate, the exhaust vents and stove lights - \$75 plus materials.

Cleaning Fireplace: Any aspect clean glass, inside and out and inside vent - \$90 if glass is broken there is a \$375 fee.

Cleaning Windows: clean windows inside, the white frame assure screen is clean and in place - \$55 / one plus materials or more windows.

Clean and Polish Cabinets: \$90 plus materials to re-line any damaged shelf or repair such as lost hardware.

Clean All Vents: \$75 plus materials.

Vacuum: One or more rooms prior to carpet clean \$90.

Clean all light fixtures and replace bulbs.

Bathrooms: clean stools, tubs, sinks; replace missing shower curtain rod, toilet fixtures - \$120 a bathroom plus materials.

Replacement of damaged plumbing fixtures due to hard water marks - \$35 plus time and materials.

Dishwasher: Remove lime in the dishwasher each month. For excessive lime on heat elements - \$35 first treatment plus time and materials.

Window replacement: \$35 plus time and materials typically it's going to be @ \$150 – \$250 a window.

Window screens: \$35 plus time and materials.

Cover Plates, Door Stoppers, Toilet Roll Holders other small parts \$35 for first one plus materials.

Doors: exterior \$500 plus paint and materials.

Door knobs: damaged or missing or due to lost keys: \$35 for first one plus materials.

Storm Door: \$350 plus materials.

Interior door: \$200 plus materials and service time.

Keys not turned in \$55

Garage Door Opener not returned \$65 plus time and materials. These have to be recoded and purchased.
Some cases they are custom.

Broiler pan and drip pans replaced: \$50 on up.



Vincent Investment Properties, LLC

P.O Box 427 Belvidere, IL 61008

www.RentVIP.us | (815) 218-7777 | RentVIP@aol.com

Move Out Fees

Wilshire Commons, Pine Meadows, AppleWood Lane

L G & E (gas or electric disconnected): \$75 on up.

Light bulbs missing: \$35 for first one and plus materials.

Light fixtures: replaced damaged ones or any aspect - \$70 plus materials.

Lockset: \$55 each.

Mini blinds and patio blinds: \$25 each blind and \$65 for each patio blind.

Nail holes: \$20 each if they were patched incorrectly or if repair does not blend perfectly with wall you will still be charged.

Painting: any aspect unsightly of due to odor. Expect \$300 a room for a maximum of \$2700 plus materials.

Range, refrigerator, water softener, furnace replacements: \$35 plus time and materials. Generally this is \$475 on up.

Licensed trades repairs: electricians, plumbers, roofers, hand men, haulers; As charged the landlord plus \$35 management fee.

Repairs by non licensed trades: \$35- 65 an hour.

Shower head and shower rod: replace with new if hard water damaged, clogged or dirty. Expect \$25 each item.

Smoke and CO2 detectors: \$45 each smoke detector and \$65 for CO2 detector. Replace any unit that was pulled down or inoperable.

Storm Door Parts: pneumatic closures, chains and repairs: \$55 plus materials.

Thermostat: \$85 on up

Towel bars: \$15 each

Trash removal: does not include furnishings- \$200 on up

Hauling furniture: \$250 on up

Water disconnected: \$75 on up

* All items not listed will have the same approach a min \$35 management fee to address the concern plus time and materials.

Deductions are made from the security deposits for just causes. In some cases you will have a move out bill if you do not leave your home exactly in the same move in condition as you found it. If we detect the presence of pets and you did not have a pet policy you will be charged the per month pet extra lease fee, the lease stated pet security deposit and you will retro actively loose all monthly discounted rent credits you took for the year or years of your lease. You are expected to return the property in a very clean and serviceable condition. Charges include but are not limited to, any replacement of damaged, dirty or missing fixtures, appliance parts or other items furnished to tenants. Labor charges include installation, cleaning, patching sanding, acquiring parts, supplies, solutions, etc. If you do not clean or repair the damaged or soiled items or leave items in the garage or rooms prior to moving out or at the end of your lease date, charges will be deducted from your security deposit based on the above schedule. Items not on the list will be charged on a "cost plus labor" basis.

VIP, LLC recommends a pre move out inspection and then a final inspection appointment to be arranged well before the end of your term. In this manner a resident can be made aware of deficits and have a chance to rectify them. While we do a walk through with you at the end for clean and damages, often time's items can be missed. Should any be found after the walk in sheet is made you will still be responsible for those items based on this schedule. We expect that you return your home in the same condition as it was when you moved in.

Good luck on your move and VIP, LLC wishes to thank you for choosing our property for your home.