



Move Out Guide

Everything you need to know is inside.



invitation homes

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Resident Move Out Checklist

The more you prepare and plan for your move, the easier the process will be. The following checklist will help maximize your security deposit and simplify your move out.

What is a Pre-Move Out Visit?

Approximately three weeks before your move out date, an Invitation Homes associate will spend about an hour walking through your home with you.

At that time, the associate will recommend how to maximize your security deposit return and may reference the guide found in the back of this brochure.

We'll let you know things we see that you'll need to repair, clean, or replace to be ready for the final Move Out Inspection.

After you have set your move out date and provided notice, your Leasing Experience Specialist will help you schedule or confirm your Pre-Move Out Visit date and

What is the Move Out Inspection?

The Move Out Inspection, held after your move out date, is a final check of the home's condition. The results of this final visit will aid in determining your security deposit return.

I. Set a Move Out Date & Provide Written Notice

Once you set your move out date, contact your Leasing Experience Specialist, who will walk you through the process of submitting your notice to vacate. Once your notice is submitted, we'll schedule your Pre-Move Out Visit.

- Submit a written notice to vacate at least **60 days** before your lease end date. (30 days for Seattle)
- Complete the Notice to Vacate form provided by your Leasing Experience Specialist and include a signature on your notice for every resident on your lease.

II. Do a General Deep Cleaning

Make sure your home looks like it did when you moved in. Our team made sure your home was clean from floor to ceiling and that your systems were in working order.

- Kitchens** - clean all surfaces, including cabinets, countertops, sinks, etc.
- Bathrooms** - clean all surfaces, including sinks, tubs, toilets, bathtub surrounds, etc.
- Appliances** - emptied, clean, and free of damage, such as broken parts
- Ensure all **personal property, furniture, and trash** is removed from the home
- If you have **pets**, please eliminate pet odors and repair damage caused by pets



III. Check and Clean Walls, Windows, and Floors

- ❑ **Walls, doors, and trim** - Wipe down all surfaces and ensure they are undamaged. Any painting should be corner to corner or done by a professional. Improper painting or patching could cause a deposit deduction.
- ❑ **Carpet** - Have the carpet professionally cleaned and confirm that all stains are removed. Please leave a copy of your receipt in the home.
- ❑ **Other flooring surfaces** - Ensure that all other flooring (tile, laminate, wood, vinyl, etc.) is clean and free of any discoloration or residue.
- ❑ Make sure all **hardware** is still in place and functional, including doorknobs, blinds, shower rods, door stops, towel bars, closet door guides, etc.





IV. Maintain the Outside of Your Home

- ❑ **Driveways** - Leave driveways and garages free of oil stains. If necessary, have your driveway power-washed.
- ❑ **Landscaping** - Ensure the landscape is well-maintained:
 - Have the lawn mowed, edged, and weed controlled.
 - Cover flower beds with mulch to protect from weeds.
 - Don't forget to trim trees (up to 10 feet high), hedges, and shrubs to be one foot away from the home.
- ❑ **Pest Control** - Ensure pest control service has been scheduled within the last three months of residency.
- ❑ **Pools** - If applicable, ensure that any pool alarms and provided equipment are still in place and functioning properly. Verify that all gates, pool fences, and other access points to the pool are closed.
- ❑ **Home Exterior** - If your home had window screens at the start of your lease, make sure they're in good condition. If you had a satellite dish mounted, please have it professionally removed.



V. Do A Final Check

On move out day, take a final walk through your home to make sure you've taken all your belongings and left the home clean and clear. Make sure you don't leave behind any boxes, trash, paper, or other items.

- Leave all garage remotes on the kitchen countertop.
- Install new HVAC air filters.
- Replace any light bulbs that are not working.
- Replace batteries in smoke detectors and Smart Home equipment, if needed.
- Ensure all personal property, furniture, and trash is removed from the home.
- Place your house keys in the lock box provided at your Pre-Move Out Visit.

Security Deposit Guide

We may use some of your security deposit to restore your home to the way it looked and functioned when you moved in, assuming normal wear and tear.

Expect to receive your refund to the forwarding address you provide within 30 days after your move out date. Security deposit return timelines may vary by state. An itemized statement of deductions and your deposit return will be sent to you within one month of moving out of your home. Please contact your Portfolio Director if you don't receive your security deposit within your state's return timeline.

All homes age with use, so you are not liable for natural aging of the home. Items considered normal wear and tear include:

Normal Wear and Tear

- Small scratches in the paint
- Minor scuffs in flooring
- Small nail holes from pictures
- Traffic patterns in carpet

Your deposit will only be deducted from damages caused to the property that are more than reasonable wear and tear. Examples of items that will be deducted include:

Deducted

- Large scratches in the paint
- Large holes and drywall repair
- Large stains in carpet/flooring
- Excessive lawn overgrowth

Security Deposit Guide

To maximize your security deposit return, check the detailed list below and clean, repair, or replace items that may cause deductions. Low cost covers minor repairs; high cost applies to major damage.

Cleaning Deductions	Low Cost	High Cost
Kitchen		
Oven	\$10	\$75
Drip Pans	\$5	\$25
Stove/Range	\$10	\$50
Vent Hood	\$10	\$50
Microwave	\$10	\$50
Refrigerator/Freezer	\$10	\$100
Dishwasher	\$10	\$50
Cabinets and Countertops	\$10	\$100
Knobs/Controls	\$5	\$35
Bathroom		
Toilet	\$10	\$25
Tub/Shower	\$10	\$75
Sinks	\$10	\$25
Countertops/Cabinets	\$10	\$75
Other		
Window Coverings/Blinds	\$5/Window	\$25/Window
Carpet Cleaning	\$35/Room	\$100/Room
Hard Surface Floor Cleaning	\$0.25 per sq. ft.	\$0.75 per sq. ft.
Personal Property/Trash Removal	\$100	\$1,500
Deodorizing, Fumigation, Cleaning & Flea Treatment for Pets	\$100	\$1,500
Personal Property/Trash Removal	\$100	\$1,500

Replacement Deductions	Low Cost	High Cost
Window Glass (depending on pane size)	\$50	\$500
Window Screens/Lanai Screen	\$20	\$75
Mail Box Keys/HOA Amenity Keys/ Garage Remote (lost or not returned)	\$25	\$75
Door Keys (lost or not returned)	\$25	\$75
Refrigerator Shelves/Racks	\$25	\$200
Garbage Disposal	\$100	\$225
Faucet	\$50	\$200
Door	\$50	\$500
Light Fixture	\$40	\$150
Light Bulb (after four bulbs)	\$2	\$15
Countertops	\$25 per sq. ft.	\$50 per sq. ft.
Cabinetry (upper or lower)	\$100 per sq. ft.	\$200 per sq. ft.
Sink	\$100	\$300
Carpet	\$2 per sq. ft.	\$4 per sq. ft.
Hard Surface Flooring	\$4 per sq. ft.	\$6 per sq. ft.

Repainting Deductions	Low Cost	High Cost
Repainting and Wall Repair	\$0.50 per sq. ft.	\$1.75 per sq. ft.

Repair Deductions	Low Cost	High Cost
Window Coverings/Blinds	\$25/Window	\$100/Window
Wallpaper Removal	\$100/Room	\$500/Room
Carpet Repairs	\$25/Patch	\$200/Patch
Drywall Damage	\$20	\$200
Satellite Dish Removal	\$200	\$400

Note: This list of estimated deductions is not a complete list and is subject to change. Charges for cleaning, repair or replacement of items that are not on this list may also apply.

Plan Ahead to Make Your Move Easy

- **Forward Your Mail**

Arrange via usps.com to have your mail forwarded to your new address.

- **Cancel Utilities & Services**

Make sure you have canceled all services in your name (internet, electricity, cable, etc.) before you move.

- **Schedule Movers Ahead of Time**

Use a reputable moving service or ask someone to help you with your move.

- **Organize and Label Your Boxes**

Before you start packing, make sure you have tape, boxes, packing paper, markers, and labels.



Thank you for making our house your home.

As always, we appreciate your choice to lease from Invitation Homes and we hope you've enjoyed your experience. From your Invitation Homes team, best wishes and thanks again.



