



Dear New Tenant,

We are glad you are joining our community. The following guidelines are to help you make decisions that will prepare you for when you leave our apartments.

Cleaning: The more you clean, the less likely it is that you will have to pay cleaning costs when moving out. Cleaning is not considered "normal wear and tear". Remember, the unit needs to be left as clean as it was when you moved in. You will also be charged for burner/drip pans that need to be replaced when you move out.

Painting: It is Lapray Properties, LLC policy to consider painting normal wear and tear after a two year tenancy. The exceptions to this are for excessive wear and tear, cigarette smoke damage, oil based candle smoke damage, walls that were painted by tenants and holes that need to be patched, such as holes caused by drywall mollies. This means if you live in the apartment for one year, you will be billed for half the cost of painting (labor + materials).

Carpet Cleaning/Blind Cleaning: The carpets were professionally cleaned before your tenancy. Once you have vacated the unit, the carpets will be professionally cleaned and this cost will be deducted from your security deposit. Also, any extensive prep, chemicals, stain removal, extensive pre-vacuuming, extensive scrubbing cost will also be deducted from your security deposit. The blinds were professionally cleaned before your tenancy. Once you have vacated the unit, if the blinds need cleaning, the cost to have them cleaned will be deducted from your security deposit. Also, any damages to the blinds will be deducted from your security deposit.

Normal Wear and Tear: Normal wear and tear is defined as what can be expected to happen without fault of the tenant over the time of use. An example of this is when the toilet seats become loose, or washers in faucets wear out and begin to drip. Dents in walls, cracked light fixtures or switch plates, or towel bars becoming loose are not considered normal wear and tear.

It is the tenant's responsibility to change the smoke detector batteries, burnt out light bulbs, and burnt out appliance bulbs. We ensure that all light bulbs and smoke detectors are working when you move in. You will be charged for bulbs that need to be replaced when you move out.

Thank you,

Lapray Properties, LLC

RESPONSIVE • RELIABLE • RESPECTED

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