



The refund of your security deposit is not guaranteed; it is contingent on the following:

1. Full term of Lease has expired, and all persons have vacated the unit
2. A written notice of intent to vacate (30 days)
3. No damage to property beyond normal wear and tear
  - a. Entire unit including carpet, range, refrigerator, bathroom, closets, and cupboards are clean
4. No unpaid legal charges, delinquent rents, or late fees
5. All keys are returned
6. All debris, rubbish, and discards are placed in proper containers
7. Forwarding address left with Landlord

What you could be charged and subtracted from the security deposit:

1. Carpets not professionally cleaned	\$300
2. Replacing doors & frames	\$350(int)/\$500(ext)
3. Replacing individual door slab	\$100 per slab
4. Cleaning of each room	\$50 per room
5. Excessive re-painting	\$150 per room
6. Broken blinds	\$45 per blind
7. Broken windows	\$450 per window
8. Garage door remotes	\$200 per remote
9. Keys not returned	\$75

The outline above does not excuse the tenant from other damages that are not listed, it is just a reference point for charges. Charges can vary based on the damages to the unit.

Your security deposit refund (if applicable) will be mailed to you within thirty (30) days of your move out per the Kentucky Landlord-Tenant Act.

In order to receive your deposit refund (if applicable) you will need to provide a forwarding address – deposits will not be given out at the office.

If you have any additional questions or concerns regarding your security deposit refund, please contact Shannon Wang at 859.433.9004.