



Some Tips to Get Deposit Back

Pay On time

Pay rent by 1st of each month, otherwise the late fees will be deducted from deposit if not already paid

Change your filters monthly

Common charge is for filthy air ducts. We can tell if you skipped several months and then changed it at last minute.

Don't cause any damage

There should be no damage to anything put in the home. Any damage will not be considered wear and tear and will be charged for. Mini-blinds and windows count!

Paint

Do not paint the walls without using pre-approved colors and painting materials. We use standard colors and paint brands if you do not match this correctly you will be charged \$1.5/sqft with a \$200 minimum. When moving out paint touch-ups is a good idea as long as you know what you are doing and use pre-approved paints for the home you are renting.

Trash

Any trash in yard or home will be charged for. Clean out everything. Trash left in front of home will be charged for as well.

Security Deposits cannot go towards rent

If you are behind rent at all you are in breach of the agreement and may not be entitled to any of your security deposit. Never plan on it paying for any of your rent even the last month.

Give proper notice and finish the lease

You must give 30 days notice to be entitled to any security deposit, and have completed the entire term of the lease

Keep the Home and Yard Clean

The yard and the home must be spotless when moving out or we have to charge a \$200 cleaning deposit.

Pest Control

The greater Houston area is a haven for bugs! Either buy and regularly use pest control company.

Move in Report

Review your Move In report so you can remember what the home was like when you moved in.