



Dear Resident,

Thank you for being a valued resident of Avenue Living Communities. To help you prepare for your move-out inspection and minimize any charges against your security deposit, we've provided this letter to clarify our move-out expectations.

- ✓ Please be present to complete a walk-through of your suite at the scheduled appointment time provided by your Residential Portfolio Manager on the last day of your residency.
- ✓ Have your suite, building, and mail keys, along with your laundry card (if you were provided one at move-in), ready to turn over to your Residential Portfolio Manager during your walk-through.
- ✓ Provide your forwarding address if you have not already done so.
- ✓ Review your lease to understand potential lease break fees and charges that may be applied against your deposit if you have terminated your residency early.
- ✓ Please ensure your suite is clean and in good condition.
- ✓ The following criteria will result in charges back to the resident if found applicable:
 - Damages to the suite beyond regular wear and tear
 - Missing or damaged fixtures, hardware, and appliances
 - Uncleaned items including but not limited to walls, floors, doors, cupboards, appliances, windows and window coverings, ledges, light fixtures, and sinks
 - Garbage or unwanted items left in the suite/balcony/yard, including furniture

Please refer to the pricing table below for a list of common move-out charges:

Estimated Move-out Charges								
NOTE: Charges on a move-out may vary. Please see the charges below as an estimate only. Final charges will depend on actual costs plus a \$30.00 administrative fee per trade item. Some common costs associated with move-outs include:								
	Description	Price		Description	Price		Description	Price
1	Replace Interior Door	\$200.00+	9	Replace Shower Bar	\$65.00 +	17	Painting - per ceiling	\$1.00 + psf
2	Replace Broken Window	\$350.00+	10	Replace Toilet Seat	\$55.00 +	18	Baseboards (lineal foot)	\$2.50 per LF
3	Steam Clean Carpets	\$150.00+	11	Fridge Crispers + Bars	\$60.00 + ea.	19	Bathroom Mirror	\$200.00 +
4	Garbage/Junk Removal	\$150.00/hr	12	Replace Window Blinds	\$200.00 +ea.	20	Unit Clean (Hard Floors)	\$225.00 +
5	Replace Flooring (LVP)	\$5.00 psf	13	Patch Holes in Wall	\$25 - \$50 ea.	21	Unit Clean (Carpet)	\$225.00 +
6	Replace Flooring (Carpet)	\$5.00 psf	14	Painting – per wall	\$50.00 +	22	Appliance Clean	\$35.00/hr
7	Replace Lightbulbs	\$15.00 ea.	15	Painting – per room	\$200.00 +	23	Admin Fee per trade item	\$30.00 each
8	Replace Towel Bar	\$35.00 +	16	Painting – per suite	\$1.75 + psf	24	General Labour	\$50.00/hr

Should you need to contact your Residential Portfolio Manager regarding the scheduled walk-through appointment for your move-out or if you have any questions about this notice, please refer to the contact information below.

Residential Portfolio Manager: _____

Phone Number: _____

Scheduled Walk-Through Appointment Details:

DD/MM/YYYY: _____ Time: _____

Kind regards,
Avenue Living Communities

Revised 07/03/2024

