

Helpful tips on how to handle the security deposit when roommates leave and are replaced.

Pinion Property Management, Inc. will not inspect the unit when roommates leave the unit or when new roommates move into the unit. We will not evaluate cleanliness or damages to help determine the amount of the security deposit buyout. **The negotiations are entirely between the tenants and the people wanting to move into the unit.**

The deposit stays with the unit until the very last person moves out. The vacating tenants are not entitled to a full payout because we automatically deduct professional floor cleaning from the deposit when the unit is turned. For the 5 bedroom townhouses, a good estimate for the cost of floor cleaning would be about \$100/person. Sometimes the floor cleaning is more than \$500, sometimes it is less.

For people moving out or staying:

Have any damages repaired while the person who did the damage is still living in the unit. It is the current tenants' responsibility to make sure that person pays the bill before they move-out. Once they're gone, all remaining tenants are responsible for paying that bill.

If the vacating tenant's bedroom or bathroom is dirty, have those rooms professionally cleaned before they move out. If the common areas are filthy, have those rooms professionally cleaned before they move out. Most cleaning issues and disputes regarding responsibility can be reduced or eliminated if those areas are cleaned before the responsible person has moved out of the unit. Once they're gone, all remaining tenants are responsible for the cleaning.

If the floors are filthy or have lots of stains, have the floors professionally cleaned before the responsible person moves out. Once they're gone, all remaining tenants are responsible for the cleaning of the floor stains.

For people moving in:

Make sure you view the condition of the unit before you agree to move into the unit. Have the current tenants provide you with a copy of the move-in inspection report. Confirm with the current tenants that there is no balance due on the account.

If there are any damages, insist that they are repaired before you agree to be added.
If there are rooms that are filthy, insist that they are cleaned before you agree to be added.
If the floor is filthy and/or has stains, insist that they are cleaned before you agree to be added.

Once you are added to the rental agreement, you have accepted all responsibility from the start date of the rental agreement, **NOT** from the date you moved into the unit.

If at any time there is conflict with the security deposit – STOP & walk away. If the person moving in is unwilling to pay the person moving out, find someone else to fill your spot. If the person moving out is unwilling to fix the damages, clean the unit or pay any balance due on the account, DO NOT MOVE IN. You need to find somewhere else to live.