

STEP 5 - RESTORE YOUR APARTMENT TO ITS ORIGINAL CONDITION

Your lease requires that you return possession of your apartment in the *same condition as the apartment was in on the commencement date of your lease*.

Preserve your security deposit and avoid the most common types of fees imposed on tenants after move-out:

1. Removal of furniture, garbage, debris and any other items left behind, including inside the refrigerator or in kitchen and bathroom cabinets, will result in a charge of \$125 per hamper.

To avoid additional fees, you should remove bulk items properly

Furniture and bulk items should be placed at the designated loop road locations according to the following schedule. Items will be picked up the next day.

Loop Road Location	Drop-off Time
20th Street	8:00pm-12am
Avenue C Loop	8:00pm-12am
Peter Cooper Road	8:00pm-12am
14th Street	8:00pm-12am
First Avenue	8:00pm-12am

If you want Resident Services to remove items for you for a fee, call 212-420-5000 # 3

2. If the apartment, including the window frames, bathroom and kitchen, are not clean, hourly cleaning fees of \$45 per hour apply. In addition, avoid the following individual charges by cleaning appliances and fixtures:

Oven	Bathtub
Refrigerator	Toilet
Stove top	Sink
Microwave	Vanity/medicine cabinet
Floors & grout	

3. Replace and re-install all appliance components, including the interior microwave rack/shelf and all refrigerator shelving, to avoid potential replacement part costs.
4. If you have custom paint colors, they must be covered with sufficient primer, prior to vacating the apartment, to avoid charges of up to \$281 per wall.
 - If you prefer that our Paint Shop handles this work, please call (212) 420-4999 to schedule an appointment for an estimate.
 - Please note that all painting work must be complete prior to expiration of your lease.
5. If walls require excessive patching or repair work in preparation for re-painting, the hourly rate is \$100 + tax. Additionally, avoid a \$25 per item + tax charge by removing all picture hooks and nails.