

Bethany Area Realty LLC
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SECURITY DEPOSIT

THE FOLLOWING IS AN ADDENDUM TO YOUR LEASE. PLEASE READ, SIGN AND DATE.

Please report any damage to the office upon entering the home.

Security Deposits will be returned within four weeks of the day of departure provided there are no deductions. Deductions from the security deposit will be in accordance with Item #20 of the Reservation Confirmation, at the sole discretion of the agent. Deductions from the security deposit are withheld for the following problems:

1. A pet is found in the house.
2. More people than the lease allow occupying the house.
3. If we find guests has been smoking in a designated "non-smoking" area. As a reminder, all our units are non-smoking!
4. If it takes more than two (2) hours for a cleaning crew to clean a rental unit.
5. If food is left in refrigerator or in kitchen cabinets.
6. If dirty dishes are left in kitchen sink, refrigerator or on counter top. They should be placed in dishwasher and run through the cleaning cycle.
7. If furniture has been moved and not returned to original position (both indoor and outdoor furniture).
8. If trash is not placed in plastic bags and put in proper outside containers.
9. If there is damage to walls, furniture, upholstery, bedding, carpet, vinyl(stains, tears, burns, scratches) or any other damage/accidents and or broken items.
10. Failure to return all keys and parking passes to our office.
11. If there are unnecessary service calls made for heating/air conditioning, appliances, plumbing, electrical due to tenant issues. Some examples of such misuse are as follows:
 - A. Setting A/C lower than 72 degrees resulting in the unit "freezing up" and not cooling properly.
 - B. Not having the stove-top burner elements plugged in properly
 - C. Allowing foreign objects such as glass, crab shells, bottle caps, etc jam the garbage disposal.
 - D. Setting the refrigerator below normal settings. The refrigerator should be set at the normal setting and not adjusted. Turning the refrigerator setting too low in an attempt to cool an overload of food more quickly will result in the refrigerator "freezing up".
 - E. Creating a sluggish or clogged commode problem with excessive paper, foreign objects, disposal diapers, etc. An effort to clear blockage by plunging should be made before a service call is requested.
12. Late Check-Out (after 10:00 a.m. on departure date.)

If cleaning and/or damages exceed the amount of security deposit, tenants will be invoiced for any additional costs.

I have read and accept the above addendum to the Reservation Confirmation.

Renter

Date