

Thrust IV Management Service

CreekBridge RiverCross
1701 Independence Blvd. Salinas, CA 93906

SECURITY DEPOSIT REFUND POLICY

Refund of the security deposit is subject to the following provisions:

1. A written 30 day Notice of Intent to Vacate must be given prior to vacating.
2. No damage to property exists beyond normal wear and tear. Dirt is not considered normal wear and tear.
3. Entire apartment, including but not limited to, range, hood, refrigerator, bathrooms, closets, cupboards, walls, floors and windows should be clean. When necessary, the carpets must be professionally cleaned.
4. No unpaid late charges or delinquent rents or fees exist.
5. All keys returned to the office. Failure to return all keys may not relinquish rent obligation for vacating premises on authorized date. **If keys are not returned by 5:00 on the scheduled move out date, rent will accrue at double the daily rate for holding over.**
6. All debris and rubbish placed in proper containers.
7. Forwarding address left with management at time apartment is vacated.

If the prerequisite conditions are not met, the costs of all labor and materials for cleaning and repairs will be deducted from the deposit. Also, any delinquent payments, including late charges, will be deducted. The security deposit refund is returned by a check mailed to the forwarding address. The check is addressed jointly to all persons who sign the lease or rental agreement,

Because residents and the management do not always agree on what is "normal wear and tear" or when an apartment is adequately clean, the following guidelines will apply:

1. With normal wear and tear, a newly painted surface should be satisfactory for at least two (2) years. Therefore, the following policy will be in effect: 1. Apartments needing paint after two (2) years - no charge to resident; 2. Apartments needing paint between one (1) and two (2) years - half the cost to be charged to the resident; 3. Apartments needing paint sooner than one (1) year - full cost of repainting to be charged to the resident.
2. Carpet cleaning should be done with care, so as not to shrink the carpet, damage the fiber with excessive water or leave excessive soap residue. To avoid damage to the carpet for which you would be responsible, we suggest you ask the manager about contract rates available through professional cleaners. Receipts for work done by the resident must be made available to the manager when the apartment is vacated. Carpets must be professionally cleaned and an original receipt provided to Management upon vacating.
3. After you have finished cleaning, have the manager or the manager's representative examine your apartment so that he/she can point out any problems and, if time allows, give you a chance to rectify them. Remember that "clean" means thoroughly clean.

The undersigned agree to the above guidelines.

County of Monterey Date
[Signature] 6/12/14
Natividad Hospital Date

0 Date

0 Date

0 Date

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0 Date

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Reviewed as to fiscal provisions

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Auditor-Controller
County of Monterey

Landlords Agent

Date