

30 Day Notice To Vacate

Current Date: _____ Address: _____

Reason for moving: _____

I (we), _____, do hereby give notice to vacate the Property stated above.

I (we) acknowledge that I (we) are responsible for rent for 30 days from the day this notice is received by management or until the end of my (our) lease agreement. **SECURITY DEPOSITS ARE NOT USED FOR PAYMENT OF LAST MONTH'S RENT.**

If the term of the lease is not fulfilled, I (we) understand that the security deposit will be forfeited and we will remain responsible for the rent and/or leasing costs until the home is leased again.

If there are roommates listed on the lease agreement and those roommates are remaining in the property, I (we) understand that by tendering this notice to vacate I (we) are relinquishing the right to claim to any portion of the security deposit.

I (we) will be completely moved out and will turn in the keys/remotes to the Realty Club LasVegas office on or before _____(date). Utility services will be disconnected on _____.

If keys are not surrendered by this day, I (we) understand I (we) will be charged for rent for each day until keys are returned.

During the period of this notice, I (we) are aware that Realty Club Las Vegas will be advertising the property for re-rental and may request our cooperation in showing the home to prospective applicants. Realty Club will make every attempt to provide reasonable notice to request showings.

PLEASE MAIL DEPOSIT RETURN STATEMENT TO:

Street address

Resident's Signature

City, State, Zip Code

Resident's Signature

New Phone Numbers

Resident's Signature

MOVE-OUT PROCEDURES

As you prepare to move from your residence, we want to take this opportunity to help you get as much of your security, cleaning, and damage deposit back as possible. Please review your lease agreement and addendums for specific termination/move-out procedures.

NOTICE: Tenant must complete a 30-Day Notice to Vacate form. These forms are available at the office and can be picked up or mailed. Notices to vacate may also be emailed to our office. **Verbal notices will not be accepted or honored.** Failure to provide written notice will cause tenant to be responsible for all monthly rental payments and re-rental costs. 30 Day notices are accepted during the same times as rents collected. *All notices must provide notice to vacate on the first of the month with a move-out date of the end of the month.*

RENT: Tenant is responsible for rent up to the 30th day of their 30-Day Notice to Vacate. If rent is not received, late fees will apply and legal/eviction action will be pursued.

EXTENSIONS: If Tenant wishes to stay longer than specified on the 30-Day Notice to Vacate form, tenant must first call our office to see if this extension is acceptable. If the extension is approved, tenant must complete a new 30-Day Notice to Vacate form to indicate the new move-out date. Tenant will be responsible for additional rents for the day(s) of the extension.

If extension is granted beyond the 15th of the month, rent is payable and due for the entire month.

EARLY DEPARTURE: If tenant vacates prior to the 30th day of the notice to vacate, please contact Realty Club Las Vegas and arrange to turn in all keys and/or remotes. Tenant is still responsible for rent until the 30th day of the notice to vacate.

Rent will be charged until all keys and garage door openers are turned in. If tenant fails to turn in keys, tenant will be charged to change all locks and rent up to the day the locks were changed.

If keys are left inside the home and not returned to our office, tenant will be charged the cost to re-key the home and a service call to retrieve remaining keys and remotes.

WALKOUT INSPECTION: Move out inspections are performed AFTER keys have been returned to our office. We do not typically schedule walk-out inspections as we will reference the move-in inspection report from when the lease was signed. However, if a tenant insists on being present, a \$50 charge payable in certified funds will be collected at the time of inspection.

It is assumed that once keys have been returned, the home is clean and ready, and all personal property has been removed from the home. Realty Club Las Vegas will not accept responsibility for any items left inside the home.

EARLY LEASE TERMINATION: If for any reason a lease contract must be terminated prior to the termination date, we will make every effort to find a suitable replacement tenant. You will still be responsible for monthly rental payments until such time that the home has been re-rented and the lease signed. In accordance with Nevada law, we cannot double charge rent. Therefore, once the property has been re-rented, any applicable rent payment will be promptly refunded.

CLEANING: Homes should be left clean. This includes the wiping of drawers and cabinets. Please be sure to clean behind the washer/dryer/refrigerator. Ceiling fans dusted, garages swept out. Lawns freshly mowed and plants trimmed. A/C FILTERS MUST BE CLEAN.

CARPET CLEANING: In accordance with the terms of your lease, carpets must be freshly shampooed by using a Professional Carpet Cleaning company. Tenants may contact our office for recommendations, or contract with their own company. A copy of the receipt must be included when keys are returned; otherwise carpet cleaning is automatically performed after tenant vacates the property with the cost deducted from the security deposit.

DAMAGES: Tenant shall be charged for the repair of all damages, unless otherwise noted on the Move-In Inspection Sheet. It is the tenant's responsibility to complete this inspection sheet and to turn the original in to our office. It is highly recommended that tenant keep a copy for themselves. Broken windows are always the responsibility of the tenant.

LIGHT BULBS, SMOKE DETECTORS, ETC: Tenant is responsible for maintaining all smoke detectors during occupancy. Tenant is responsible for replacing all expired/missing: light bulbs, smoke detector batteries, appliance light bulbs, and furnace filters.