

Move Out Process

While we are sad to see you go, we understand that situations change and sometimes moving out is necessary. In order to help make your move-out process go as smoothly as possible, we have compiled some information on the move-out process for your reference.

PROVIDE 30-DAY NOTICE TO THRIVE STREET LIVING: Per your lease agreement and Nebraska State Statutes, all tenants are required to provide notice to Thrive Street Living at least 30 days in advance of the end of the month in which they are moving out. All of our leases go month-to-month after the end of the lease term until a 30-day notice is provided by either party, or a lease is renewed.

Example #1:

- Your lease expires on April 30th. You want to move out by the end of May (the following month). Because your rent is paid in monthly increments, starting on the 1st day of the month and ending on the last day of the month, you would need to put your notice in by the last day of April in order to move out by the end of May.

Example #2:

- Your lease expires on April 30th. You want to move out on June 15th. Because your rent is paid in monthly increments, starting on the 1st day of the month and ending on the last day of the month, you would need to put your notice in by the last day of April in order to move out by June 15th (with prorated rent owed for June). Many tenants misinterpret the 30-day notice statute, believing they can put a notice in on May 15th in this scenario, which gives 30 days of notice. That is not correct. Tenants need to put in a 30-day written notice by the 1st of the month (including their forwarding address) they plan to move out, OR by the 1st of the month BEFORE they plan to move out. We understand this can be confusing. To be safe, if a tenant plans to move out any day except the very end of the next month, they should put in a 45-day written notice.

There are three different ways to provide your move-out notice:

- Through the online tenant portal
- Email our office at Info@thrivestreetliving.com
- Mail to:

Thrive Street Living Apartments
5074 S. 107th St.
Omaha, NE 68127

RETURN OF SECURITY DEPOSIT: To help the return of your security deposit within fourteen (14) days, please provide us with a forwarding address if you have not done so. Security deposits will be mailed to your forwarding address after you have moved out and after all the following terms and conditions have been met. If there are any changes in your plans, please notify our office as soon as possible.

Thrive where you live!

Thank you,

Jon Campbell
Owner

Thrive Street Living
(A division of JGC Investments)

Move Out Checklist

MOVE-OUT CHECKLIST: Normal wear and tear is expected. However, upon vacating, your apartment should be in the same, original, clean condition as it was when it was leased to you. Tenants must thoroughly clean the unit, including doors, baseboards, windows, carpet, bathrooms, kitchen and in/around kitchen appliances, patios, balconies, garages, and storage rooms. Tenants will be charged a minimum cleaning fee of \$75 if the unit is not returned to Thrive Street Living as clean as it was when the tenant moved in. The tenant will also be charged a minimum carpet cleaning fee of \$125 if they do not provide a dated receipt proving that carpets were professionally cleaned after move-out date. Surrender, abandonment, and eviction ends a tenant's right of possession for all purposes and gives Thrive Street Living the immediate right to: clean up, make repairs in, and relet the apartment; determine any security deposit deductions; and remove property left in the apartment. Surrender, abandonment, and eviction affect Resident's rights to property left in the apartment. Surrender, abandonment, and eviction do not affect Thrive Street Living's mitigation obligations.

For your convenience, we have compiled a check-out and cleaning list so you know what is expected:

Please thoroughly clean:

General Spaces:

- Doors (dust and wipe down)
- Baseboards (dust and wipe down)
- Windows & Windowsills (dust & wipe down)
- Blinds (dust)
- Lighting covers (take down, clean out bugs and other debris and reinstall)
- Carpet (vacuum)
- Patio and/or balcony (clean up any items and sweep)

Kitchen:

- Clean in and around All appliances (refrigerator, oven, microwave, toaster, etc.)
- Oven (clean inside and outside)
- Stove (clean inside and outside)
- DO NOT UNPLUG the refrigerator. (Please turn to the lowest setting.)
- Clean floor and all other counter surfaces.

Bathroom:

- All surfaces should be free from soap, grime, and mineral deposits.
- Tile (clean/scrub all tile and grout)
- Tub (clean)
- Toilet (clean)
- Fixtures (dust)
- Sliding doors (clean door and windows in doors)
- Sink (clean)
- Mirror (clean)
- Vanity area (clean)

Other Areas:

- Garage (if applicable, clean out all belongings and sweep floor.)
- Storage room (if applicable, clean out all belongings and sweep floor.)
- Trash:** All trash must be removed from the apartment.
- Furniture & Large Items:** No furniture/large items are to be disposed of at our onsite dumpsters. (Contract labor charges and dump fees apply in the event that we must dispose of your belongings.)
- Utilities:** OPPD & MUD must be contacted to discontinue service effective on your vacate date.
- Change of address:** Complete change of address with the US post office. Remember to give Thrive Street Living your forwarding address to ensure return of deposit.
- Keys:** All keys should be returned at our office drop box in an envelope with your name.
Please ensure all your belongings are out before you return your keys. If you do not turn in keys to our office drop box or door slot, key fees of up to \$50 will apply.

NON-SMOKING POLICY: All of our apartments at Thrive Street Living are non-smoking units. Smoking inside the premises or in common areas such as hallways is prohibited. **This pertains to both legal and illegal substances.** Smoking in designated smoking areas, like patios with cigarette disposal containers, is allowed but doors must be kept tightly closed. Smoking on private balconies or patios is also allowed, but only if doors to the premises are kept tightly closed. **If the unit sustains smoke damages, fees of \$200 - \$600 will apply.**

INSPECTION: After our maintenance team inspects the unit, your security deposit (minus damages or other charges) will be mailed to the new address you've given us. Per your lease agreement with us, you may be charged a minimum carpet cleaning fee of \$125 depending on unit size for professional carpet cleaning.

CHOOSING NOT TO CLEAN: If you choose not to clean the apartment upon moving out, standard cleaning fees start at \$75 and will be deducted out of your deposit.