DEPOSIT REFUND INFORMATION

- A Tenant may not withhold payment of any portion of the last month's rent on the grounds that the security deposit is security for unpaid rent.

- The Landlord has 30 days after the tenant(s) lease ends to account for the tenants deposit
    - ***Please note*** *– if you choose to have a 24 Doors account for your group's utilities, the accounting period may take up to 60 days after the lease ends to ensure the final bill is received, paid, and billed accordingly.*

- In addition to the deductions itemized in Section 10(D) of the Lease, Landlord may, at Landlord's option, deduct the following amounts from the security deposit upon the termination of this Lease; (i) a minimum cleaning fee of $250.00 per Tenant, and (ii) one-half the cost of any make-ready work as performed by Landlord, including but not limited to costs for patching holes, touch-up paint, or any other item Landlord deems necessary, to make the Property ready to move-in for a subsequent tenant. Landlord may, in its sole discretion, deduct an amount in excess of one-half the cost of such make-ready work as Landlord deems reasonably necessary.

- If you choose to complete the patch and repair on your own, the work must meet the standards of 24 Doors Property Management. If it does not, you will be charged for the cost of bringing the repair into compliance with those standards.

- If deductions exceed the security deposit, Tenant will pay to Landlord the excess within 10 days after Landlord makes written demand. If no payment or response is received, the Tenant and Guarantor will be turned over to collections on the 11th day.