



Resident Name:

Property Address: 615 Reaney Ave,
Saint Paul, MN 55130

6101 Baker Rd #200 Minnetonka, MN 55345
952-470-8888

Your tenants at 615 Reaney Ave, Saint Paul, MN 55130 have vacated the property and the move-out inspection has been completed. Below are links to the move-out videos. The inspection forms have also been attached.

[Move-Out Inspection Video 1](#)

Please review the below message in its entirety as it outlines next steps regarding the processing of the security deposit.

- Renters Warehouse will review the information we have on file when your tenant moved in and the inspection that was completed when they moved out. We will also review our tenant ledger so we can take into account any unpaid rent or unpaid fees (i.e. utilities). I would recommend that you also watch the inspection videos to notice any damages.
- Based on my experience and our company's knowledge, in 5 - 7 business days, we will send you a second email detailing out any recommendations I have about how to process the security deposit.
- We will take into account normal wear and tear that we would expect to see.
- The "costs" that we will provide on any damage are based on average maintenance repairs. They will not be estimates for your specific home.
- If you would like more specifics, we will recommend that we schedule our maintenance vendors to go out to your property and provide bids on the work or you can have your own vendors provide bids as well.
- If you feel there should be additional items charged to the tenants, please bring them to our attention so we can discuss. This is a our opportunity to align on any charges to your tenants, and ensure we agree on how much money to return to them.
- In the event the balance of unpaid rent and/or damages exceeds the amount of the security deposit, you can pursue the tenant for additional funds. While Renters Warehouse cannot pursue the balance on your behalf because we are not a collection company, we can assist in getting collections started with our preferred collection company.

Move-in Inspection date: 08/08/2016

The resident accepts responsibility for the condition of the above described property "AS IS" with any exception listed below.

Move-out Inspection date: 04/08/2022

The following inspection reveals any damage beyond normal wear and tear to determine deductions to be made from the resident's security deposit.

Room

| Kitchen | OK? | Comments | OK? | Comments |
|---------------------------------|------------|-----------------|------------|---|
| Wide Angle Photo of Entire Room | | | | |
| Stove/Oven | | | ✗ | Not cleaned |
| Refrigerator/Ice Maker | | | ✗ | Not cleaned |
| Sink/Faucet | | | ✓ | |
| Cabinets/Counter Tops | | | ✗ | Damaged/not cleaned |
| Walls/Ceiling | | | ✗ | Patch marks |
| Outlets/Switches | | | ✓ | |
| Floors | | | ✗ | Not cleaned |
| Windows/Window Treatments | | | ✗ | Missing window treatments/damaged |
| Light Fixtures | | | ✓ | |
| Doors/Knobs/Locks | | | ✗ | Damaged |
| Other | | | ✗ | Nothing cleaned |
| Living Room | OK? | Comments | OK? | Comments |
| Wide Angle Photo of Entire Room | | | | |
| Walls/Ceiling | | | ✗ | Scuff/patch marks/damages |
| Outlets/switches | | | ✓ | |
| Floors | | | ✗ | Not cleaned |
| Windows/Window Treatments | | | ✗ | Broken windows, window treatments missing |
| Light fixture | | | ✓ | |
| Doors/knobs/locks | | | ✓ | |
| Other | | | ✗ | Nothing cleaned |
| Bedroom | OK? | Comments | OK? | Comments |
| Wide Angle Photo of Entire Room | | | | |
| Walls/Ceiling | | | ✗ | Paint discoloration, writing on the walls |
| Outlets/switches | | | ✓ | |
| Floors | | | ✗ | Stains, not cleaned |

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Room

| | | | | |
|---------------------------------|------------|-----------------|------------|--|
| Windows/Window Treatments | | | ✗ | Missing |
| Light fixture | | | ✓ | |
| Doors/knobs/locks | | | ✓ | |
| Closets | | | ✗ | Missing doors |
| Other | | | ✗ | Nothing cleaned |
| Bedroom 2 | OK? | Comments | OK? | Comments |
| Wide Angle Photo of Entire Room | | | | |
| Walls/Ceiling | | | ✗ | Scuff marks/paint discoloration/patch marks/hole |
| Outlets/switches | | | ✓ | |
| Floors | | | ✗ | Damaged/not cleaned |
| Windows/Window Treatments | | | ✗ | Missing window treatments/damaged window |
| Light fixture | | | ✓ | |
| Doors/knobs/locks | | | ✓ | |
| Closets | | | ✗ | Missing doors |
| Other | | | ✗ | Nothing cleaned |
| Bedroom 3 | OK? | Comments | OK? | Comments |
| Wide Angle Photo of Entire Room | | | | |
| Walls/Ceiling | | | ✗ | Scuff marks |
| Outlets/switches | | | ✓ | |
| Floors | | | ✗ | Stains/not cleaned |
| Windows/Window Treatments | | | ✗ | Missing window treatments |
| Light fixture | | | ✓ | |
| Doors/knobs/locks | | | ✗ | Damaged |
| Closets | | | ✗ | Missing doors |
| Other | | | ✗ | Nothing cleaned |
| Bath | OK? | Comments | OK? | Comments |
| Wide Angle Photo of Entire Room | | | | |
| Walls/Ceiling | | | ✗ | Damaged/scuff marks |

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Room

| | | | | |
|---------------------------|------------|-----------------|------------|-------------------|
| Outlets/switches | | | ✓ | |
| Vanity/Cabinets | | | ✗ | Cracked |
| Floors | | | ✗ | Not cleaned |
| Mirror | | | ✓ | |
| Windows/Window Treatments | | | ✓ | |
| Light fixtures | | | ✓ | |
| Bath Fan | | | ✓ | |
| Doors/knobs/locks | | | ✓ | |
| Faucets/Drains | | | ✓ | |
| Toilet | | | ✗ | Not cleaned |
| Shower/Tub | | | ✗ | Stains |
| Other | | | ✗ | Nothing cleaned |
| Miscellaneous | OK? | Comments | OK? | Comments |
| Smoke Detectors | | | ✓ | |
| CO2 Detectors | | | ✓ | |
| Furnace/AC Filter | | | ✓ | |
| Washer/Dryer | | | ✓ | |
| Lint Traps | | | ✓ | |
| Water Softener/Salt | | | ✓ | |
| Trash/Recycling Bins | | | ✗ | Trash left behind |
| Other | | | ✗ | Nothing cleaned |
| Exterior | OK? | Comments | OK? | Comments |
| Exterior Door Locks | | | ✓ | |
| Exterior Doors | | | ✓ | |
| Screens | | | ✓ | |
| Yard | | | ✗ | Trash left behind |
| Landscaped Areas | | | ✓ | |
| Gutters | | | ✓ | |
| Fence | | | ✓ | |
| Driveway | | | ✓ | |

Move-in Inspection date: 08/08/2016

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Move-out Inspection date: 04/08/2022


The following inspection reveals any damage beyond normal wear and tear to determine deductions to be made from the resident's security deposit.

Room

| | | | | |
|------------------|--|--|---|--|
| Roof/Shingles | | | ✓ | |
| Sprinkler System | | | ✓ | |
| Mail Box/Keys | | | ✓ | |
| Other | | | ✓ | |

General Comment - Move Out Inspection

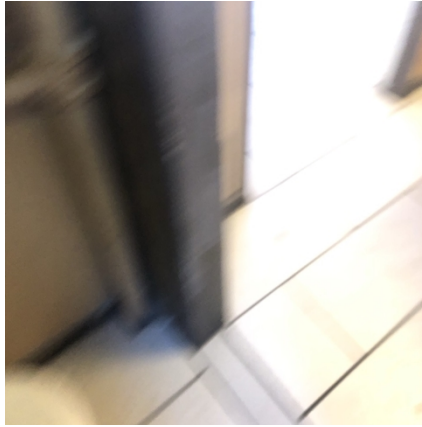
Nothing cleaned in the entire unit

| | |
|--|---|
| Number of keys issued: Doors Mailbox | Number of keys returned: 2 Doors 0 Mailbox |
| Number of garage remotes issued: | Number of garage remotes returned: 0 |
| Tenant(s) have permission to occupy: | Date vacated: |
| The resident(s) shall be responsible for the condition of this residence "as is" and any damage beyond normal wear and tear will be paid for at the resident(s) expense. | Forwarding address: General delivery St Paul |
| Video Inspection: No | Video Inspection: Completed Click To View |
| MOVE-IN INSPECTION RESULTS HEREBY ACCEPTED: | MOVE-OUT INSPECTION RESULTS HEREBY ACCEPTED: |
| | Inspector sign/date:  04/08/2022 |

Photos From The Move Out Inspection



Bath - Walls/Ceiling



Bath - Walls/Ceiling



Bath - Walls/Ceiling



Bath - Walls/Ceiling



Bedroom 3 - Walls/Ceiling



Bedroom 3 - Walls/Ceiling



Bedroom 3 - Walls/Ceiling



Bedroom 3 - Walls/Ceiling



Bedroom 3 - Walls/Ceiling



Bedroom 2 - Walls/Ceiling



Bedroom 2 - Walls/Ceiling



Bedroom 2 - Walls/Ceiling



Bedroom 2 - Walls/Ceiling



Bedroom 2 - Walls/Ceiling



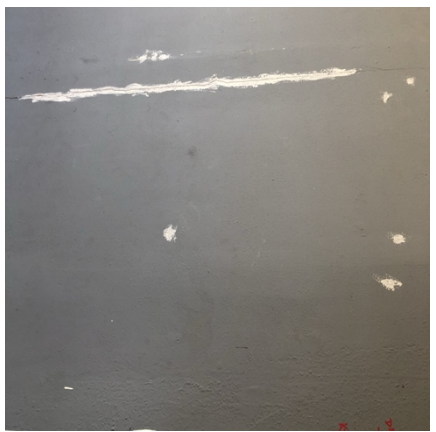
Bedroom 2 - Walls/Ceiling



Bedroom 2 - Walls/Ceiling



Bedroom - Walls/Ceiling



Bedroom - Walls/Ceiling



Bedroom - Walls/Ceiling



Bedroom - Walls/Ceiling



Bedroom - Walls/Ceiling



Bedroom - Walls/Ceiling



Bedroom - Walls/Ceiling



Bedroom - Walls/Ceiling



Bedroom - Walls/Ceiling



Living Room - Walls/Ceiling



Living Room - Walls/Ceiling



Living Room - Walls/Ceiling



Living Room - Walls/Ceiling



Living Room - Walls/Ceiling



Living Room - Walls/Ceiling



Living Room - Walls/Ceiling



Living Room - Walls/Ceiling



Kitchen - Stove/Oven



Kitchen - Refrigerator/Ice Maker



Kitchen - Refrigerator/Ice Maker



Exterior - Yard



Exterior - Yard



Exterior - Yard



Exterior - Yard



Exterior - Yard



Exterior - Yard



Bath - Vanity/Cabinets



Bath - Vanity/Cabinets



Bedroom 3 - Floors



Bedroom 3 - Floors



Bedroom 3 - Floors



Bedroom 3 - Floors



Bedroom 2 - Floors



Bedroom 2 - Floors



Bedroom 2 - Floors



Bedroom - Floors



Bedroom - Floors



Living Room - Floors



Living Room - Floors



Living Room - Floors



Living Room - Floors



Kitchen - Cabinets/Counter Tops



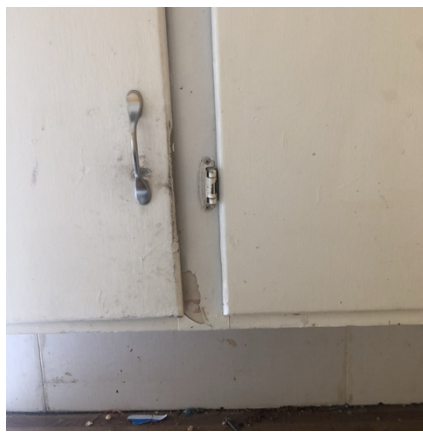
Kitchen - Cabinets/Counter Tops



Kitchen - Cabinets/Counter Tops



Kitchen - Cabinets/Counter Tops



Kitchen - Cabinets/Counter Tops



Kitchen - Cabinets/Counter Tops



Kitchen - Cabinets/Counter Tops



Kitchen - Cabinets/Counter Tops



Kitchen - Cabinets/Counter Tops



Kitchen - Cabinets/Counter Tops



Kitchen - Cabinets/Counter Tops



Kitchen - Cabinets/Counter Tops



Kitchen - Cabinets/Counter Tops



Kitchen - Cabinets/Counter Tops



Kitchen - Cabinets/Counter Tops



Kitchen - Cabinets/Counter Tops



Living Room - Windows/Window Treatments



Living Room - Windows/Window Treatments



Living Room - Windows/Window Treatments



Living Room - Windows/Window Treatments



Living Room - Windows/Window Treatments



Living Room - Windows/Window Treatments



Bedroom - Windows/Window Treatments



Bedroom 2 - Windows/Window Treatments



Bedroom 2 - Windows/Window Treatments



Bedroom 3 - Windows/Window Treatments



Bath - Floors



Bath - Floors



Bath - Floors



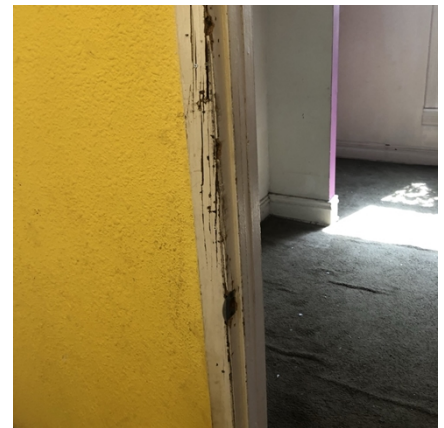
Kitchen - Walls/Ceiling



Kitchen - Walls/Ceiling



Bedroom 3 - Doors/knobs/locks



Bedroom 3 - Doors/knobs/locks



Miscellaneous - Trash/Recycling Bins



Miscellaneous - Trash/Recycling Bins



Miscellaneous - Trash/Recycling Bins



Miscellaneous - Trash/Recycling Bins



Bedroom 3 - Closets



Bedroom 2 - Closets



Bedroom - Closets



Kitchen - Floors



Kitchen - Floors



Kitchen - Floors



Kitchen - Floors



Kitchen - Floors



Kitchen - Windows/Window Treatments



Kitchen - Windows/Window Treatments



Kitchen - Doors/Knobs/Locks



Kitchen - Doors/Knobs/Locks



Bath - Toilet



Bath - Shower/Tub



Bath - Shower/Tub

Photos From The Move In Inspection

Move-Out Disclosure

We have provided you with a move-out information packet 30 days prior to your lease termination date. The completion of a move-out inspection is scheduled on or before the day you move out and the move in/out inventory form is completed in its entirety. You have the right to request a copy of the move-in inspection information along with any photos or videos that apply.

The property owner is the sole determinant of any withholdings from your security deposit. Renters Warehouse only acts as a third-party to facilitate the move-in and move-out processes. Renters Warehouse does not and cannot determine what amounts, if any, are withheld from your security deposit. If you have a dispute regarding your security deposit please contact Renters Warehouse. We will attempt to assist yourself and the property owner in facilitating a resolution of the dispute. Please note however that Renters Warehouse cannot compel a property owner to amend their withholding determinations. If you name Renters Warehouse in a lawsuit pertaining to a dispute with your property owners security deposit withholding determinations, then Renters Warehouse will no longer be able to assist in the resolution process.

You are accepting the responsibility to maintain the below-listed items during your tenancy with the understanding that this list is not all inclusive and is not limited to the items listed:

- Updating all utility accounts to your name
- Change all filters
- Plumbing clogs
- Lawn care
- Snow and ice removal
- Sprinkler system maintenance and winterization
- Pool maintenance
- Keys and garage door openers
- To return the home in same or better condition as when you moved in

The most common deductions to security deposits:

- Carpet cleaning
- The need to repaint
- Holes and marks on walls
- Plumbing issues
- General cleaning of kitchen and appliances, floors, bathrooms
- Garage floor: oil stains/pools
- Pet issues and/or damage
- Junk and/or trash left behind

By signing below, you acknowledge receipt of the afore-mentioned information and the appropriate forms.

Tenant _____ Date ___/___/___

Tenant _____ Date ___/___/___

Tenant _____ Date ___/___/___

Tenant _____ Date ___/___/___