



TURNER NW

2026 Move Out Guide

Moving out is a big moment – this guide will help make it smooth, simple, and stress free!

Please review this information so you know what to do to prepare. We have also included tips and best practices for maximizing the return of your security deposit.

Step 1 – Preparing to Move Out

Know your Lease Ending Date

Your Turner NW apartment lease ends at 12:00 PM (noon) on July 15, 2026

- All personal belongings and trash must be fully removed from your apartment by this time
- Keys must be returned to the office or in the drop box in the laundry room
- Please provide the office with your forwarding address so we know where to send your security deposit paperwork

What Happens if you Don't Move Out on Time?

You must move out on or before noon on July 15, 2026. If you fail to move out by the end of your lease contract, then you become a holdover resident and will be assessed a fee equal to 150% of the daily rental rate of your apartment for every day (or portion of a day) that you have not moved out past the lease expiration date.

Important Note

If you move out of your apartment before your lease ending date, this does not change your obligation to pay all amounts due as detailed in your lease contract. You are still responsible for paying for utilities, parking fees (if applicable), and your monthly rental installments until the end of your lease contract on July 15, 2026.

What About Inspections?

Pre Move Out Inspections will take place in late April 2026 to identify potential concerns early. Please make sure to let us know if you have any questions or problems specific to your apartment condition during this inspection so we can help you resolve them!

After you have completed moving out of your apartment, residents are welcome (and encouraged) to schedule a final move out inspection during regular office hours. If your schedule doesn't allow you to be present for a final inspection, no problem – we are happy to complete the inspection after you move out and follow up with you.

Things to Do: Start A Few Weeks Early

- **Plan Your Move Early:** Scheduling movers, coordinating help, and preparing in advance will make your move-out day significantly easier. Make sure to gather boxes, tape, and markers so you have everything you need to pack and label your belongings.
- **Update Your Address:** Be sure to update your mailing address with USPS, banks, and subscriptions, this does not happen automatically. When possible, you should submit your mail forwarding request approximately 2 weeks before you move to ensure ample processing time. Please review information on how to change your address here: [How to Change Your Address with USPS](#)
- **Cancel Services with Comcast:** If you have internet or cable services with Comcast, you must schedule termination by contacting them directly. These services do not automatically cancel when you move out or when your lease ends. If Comcast tells you to return equipment, please remind them that Turner NW is a “wi-fi ready property” and the equipment was installed in the apartment at the time you moved in. **Do not return any equipment to Comcast.**

Step 2 – Move Out Tips and Best Practices

How Clean is Clean Enough?

We professionally clean all apartments after move-out to ensure they are ready for new residents. **Your responsibility is to leave the apartment “broom clean.”**

This means:

- Remove all personal belongings
- Counters should be clear and cleaned
- Refrigerator and microwave should be left empty and wiped out
- Sweep/vacuum floors and baseboards
- Remove sticky surfaces or excessive grease build up on walls or counters
- No excessive dirt, buildup, or residue in the toilet, sinks, or bathtub/shower
- Furniture wiped clean and free from crumbs, stains, or spills

Additional cleaning charges will apply if the apartment is left in a condition beyond broom clean, including:

- Trash, furnishings, or personal items left behind
- Food left in the refrigerator or apartment
- Strong or lingering odors of any kind
- Heavy grime or buildup on any surface or appliance
- Stains, sticky spots, or spills not addressed

What to do with Trash and Large Items

All trash must be taken to the designated trash area.

- Do not leave trash inside the apartment
- Do not leave trash outside your apartment in the hallway

Large Items (Furniture, Mattresses, etc.):

- Cannot be left in the trash area
- Must be disposed of off-site by the resident

Turner NW does not provide bulk/large item disposal services. Please visit the office if you need help finding local disposal sites for large items. We are also happy to provide you with a referral to a local business that can help you with disposal if needed.

Trash and items left in the apartment or bulky/large items left in the designated trash area will result in additional charges against your security deposit.

What to do with Your Apartment Keys

Keys must be returned on or before the end of your lease contract at noon on July 15, 2026. Please return the following keys to Turner NW:

- 1 apartment key
- 1 mailbox key

Key Return locations:

- Leasing office during regular business hours
- Laundry room drop box – please make sure to put your keys in an envelope (available on the shelf) and write your name and apartment number on it before putting them in the drop box

Key Replacement Fee:

If you do not return your keys, you will be charged \$25 per unreturned key.

Important Reminder: Limited Parking is Available for Vehicle Loading Only!

Please remember that Turner NW has very limited parking and every space is leased to an individual resident. When you are ready to load your vehicle, please load it quickly and then move your car out of the parking lot so you do not block resident spaces. Please do not park (or allow others to park) in resident spaces while you are packing and cleaning.

If you need information about where to park vehicles that you are not actively loading, please contact the office. There are several available options very close by.

Step 3 – Security Deposit Information

How to Know What you Could be Charged For?

We are fair and reasonable when assessing your apartment and charging for damages. While we do not expect the apartment to be returned to us in move-in ready condition, apartment damages could result in charges against your security deposit. Here's what that means:

We expect normal wear and tear. This includes:

- Small nail holes
- Minor wall scuffs
- General wear from respectful use

You could be charged for:

- Large holes in walls that require extra drywall work
- Strong odors of any kind
- Stains (floors, surfaces, or furniture)
- Cleaning (if apartment is not left in broom clean condition)
- Torn or damaged furniture or flooring
- Broken or damaged appliances
- Missing Comcast equipment
- Any outstanding balances due on your rental account which can include final utility bills assessed after the lease ends

This list is not intended to be fully inclusive of all potential charges. Please reach out if you have any specific questions about damages in your apartment so we can talk about them before you move out.

When to Expect Information About Your Security Deposit

If you leave your apartment in good condition and are expecting some or all of your deposit back:

- Security deposit returns are mailed via paper check
- You will receive information approximately 45 days after the end of your lease contract

If there are damages billed to your account that exceed security deposit amount, you will receive paperwork that includes an itemized list of charges, photos of the damages, and the balance due to Turner NW approximately 45 days after the end of your lease contract. If there is a balance due, you will be able to make the payment through your Tenant Web Access portal.

Please remember to email, call, text, or visit the office to provide your forwarding address. If we do not receive a forwarding address, then your security deposit check and paperwork will be mailed to your last known address which is your apartment at Turner NW.

**Do You Have Questions Not Answered in this Guide?
Reach out – we are happy to help!**

Email: aprild@livedw.com

Call/Text: 540-418-4110



TURNER NW

**Thank you for being part of the Turner NW community – it has been a pleasure having you
as a resident and we wish you the very best in your next chapter!**