

Photograph or videotape the initial inspection. Have time/date stamped prints made and send one set to your landlord with the completed checklist. Note any problems on the back of each. Keep the second set to turn in on moving-out day. If there are any items that your landlord can or should fix, address them during your first month of occupancy. Even if the crack is already in the ceiling, an upstairs neighbors tromping around may exacerbate it. Get things fixed while they're still manageable. Ask your landlord for a realistic timeline for pending projects. Hold off on any home improvement, like painting the bedroom, until you're sure you like your new digs and until any outstanding issues have been resolved.

The best way to preserve your deposit is to treat your rental like a property that you own. Though "normal wear and tear" is a subjective term, your common sense and a little pre-planning will keep you out of trouble. Clean messes as soon as they occur. Club soda takes out a world of stains! Place saucers under potted plants to prevent water from staining the floor. Use doormats to preserve carpets. Use candle

holders, coasters, and place mats to avoid scratches and stains.

Even if you're careful, you're apt to have a few more concerns if you smoke or own pets. Though you may pay a higher initial deposit, it doesn't relieve you of the responsibility of returning the place to its prior condition. Check your lease to determine whether you are responsible for painting or carpet cleaning in either instance. If things just wear out due to regular use, you aren't liable. If they are abused — well, you know the old saying: You break it, you buy it.

Though you may be more enthusiastic about where you're going than where you were, take time to clean. Use disposable products so you won't have to pack.

You may have to wait up to 30 days for a refund, so be patient.

But if you're a conscientious renter, you'll probably see your whole deposit returned — just in time for brand new digs.

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**Check the following areas and add them to your list if needed:**

**Kitchen**

- Linoleum or tile flooring
- Countertop and backsplash
- Sink
- Appliances, including water pressure
- Cabinetry, including drawers and door hinges

**Bedroom and living room**

- Carpeting or hardwood flooring
- Closet doors, hardware and hinges
- Fireplace (surround, mantel, box and hearth)

**All areas**

- Cracks or discoloration in walls or ceiling
- Windows, sills and shades or blinds (if included)
- Ceiling fans, heating and air conditioning units
- Switch plates and outlets

**Bathroom**

- Sink and countertop
- Mirrors, towel rods and toilet-paper holder
- Tile (flooring, walls and shower)
- Shower door
- Toilet tank and seat
- Any mold or leaks

# WHO'S GOT THE GOODS?

Apartment Community	Telephone	Price Per Month	W/D Units or Hookups	Security System/Gated	Garages/Covered Parking	Fitness Center	Spa or Sauna	Pool	High-Speed Internet Access	Extra Cool
<b>Post Addison Circle</b>	972-392-6000	Call	•	•	•			•	•	On-site retail, urban environment, planned events for residents
<b>Post White Rock</b>	214-320-9651	Starting at \$536	•	•	•	•	•	•	•	Distinctive living environment, private entrance into White Rock Park, next to Dallas Arboretum, 27 miles of walking trails
<b>Oak Tree Condominiums</b>	972-418-1775	Starting at \$595	•				•	•	•	Full-sized w/d included, free water, woodburning fireplace, wet bar, tennis courts, near three major highways
<b>Parkside Townhomes</b>	972-661-8745	Move-in Specials	•	•	•	•	•	•	•	Granite countertops, hardwood flooring, whirlpool tubs, walk-in showers, park with private trail
<b>The Ritz at Parkside</b>	214-459-2855	Move-in Specials	•	•	•	•	•	•	•	Granite countertops, hardwood flooring, whirlpool tubs, walk-in showers, 8-acre park private trail
<b>Jefferson at Texas Street Apartments</b>	214-887-4905	Starting at \$920 Move-in Specials	•	•	•	•		•	•	Granite countertops, stainless steel appliances, hardwood flooring, garden tubs
<b>Walnut Square Townhomes</b>	972-960-6867	Starting at \$1,000	•	•	•	•		•	•	Granite countertops, hardwood and ceramic tile flooring, within 1.5 miles of Addison's nightlife

