

Tenant Move-Out Procedures for Colony House
3240 Henry Hudson Parkway Bronx, NY 10463

Please use the following checklist as a guide for your move out, and to help you avoid deductions from your security deposit. Following these procedures will help make your experience easier, all unauthorized moves will be turned away, so please review the below carefully.

Preparing for your move

- When you have your moving date set, please notify the Temporary Construction Office as soon as possible. All moves and deliveries must be scheduled at least 48 hours in advance and are on a first come first served basis. You must complete and return a Move-Out request form. Please request a Move-Out form by calling 718-329-1229 or by e-mailing jrodriguez@nmg ltd.com.
- Move outs are only allowed Monday through Friday between the hours of 9:00am and 3:00pm
- There are absolutely no exceptions to the move-out timeframe.
A 30-minute grace period is allowed, after which a charge of \$250.00 will be assessed.
- Moving companies employed by residents must be fully insured and provide a certificate of insurance with Henry Hudson Nelson Apartments, LLC and Nelson Management Group, Ltd. named as additional insured. Please request a Sample Certificate of Insurance from us when you schedule your move.

On moving day

- *Move outs are not allowed through the lobby. You and your movers must enter through the rear service entrance located at the basement level.*
- *The elevator will be shared but available for you when you schedule your move, you and your movers may only use this elevator.*
- When you leave your apartment, it must be free of any furniture and personal property. You are also required to leave your apartment in “broom clean” condition. This means all floors should be swept of debris and dust, and all bathrooms, kitchens and appliances should be wiped clean.

Final check out

- All key fobs, apartment and mailbox keys must be returned to your building *super*. If keys or parking remotes are not returned there will be a charge for key fobs \$25.00 each, mailbox keys \$15.00 each and parking remotes \$50.00 each.

Security deposit

- If you are providing at least two weeks’ notice before you vacate, management will notify you separately of a date for a move out inspection to determine the condition of your apartment. You may elect not to have an inspection before you leave, however in that case your apartment will be inspected without you after you leave.
- After the apartment is inspected, you will be advised if there are deductions from your security deposit for damages, if any. The remaining portion of your deposit will be sent to you within 14 days of the end of your tenancy. Please make sure that management has your new address before you leave.

Colony House 3240 Henry Hudson Parkway Bronx, NY 10463 718-329-1992