

MOVE OUT POLICY

1. A Thirty (30) day notice in writing must be turned into the management office.
2. There are no AS-IS Sales. All unit are subject to unit inspections and brought up to current cooperative standards to maintain the integrity of the property.
3. Procedures for purchaser of unit:
 - a. When the cooperative has a waiting list prospective purchasers will be selected from the waiting list should the outgoing member opt not to sell their membership on their own.
 - b. Any Major Alterations or Improvements made to the unit and approved by the board and documented in the members file will not be reimbursed for by the cooperative.

PLEASE NOTE: Any negotiations on alterations or improvements will be between member and buyer subject to Oakdale's approval that the alteration/improvement is to the cooperative's satisfaction as to condition and proper installation. Any improvements or alterations must be to the satisfaction of the cooperative to be sold as an improvement.

4. There is a resale fee on all move outs of \$50.00. This amount in addition to any carrying charge balances, fees, assessments and / or reconditioning charges will be deducted from your membership fee and the remaining balance will be issued as a refund.
5. Upon termination, vacating, or in anyway permanently moving out of the unit and relinquishing possession of the unit, the interior walls shall be restored to the color of white. Further, it shall be the responsibility of the Cooperative to retain their own contractors for said repairs and repainting and the expense associated with such work will be born by the vacating member.
6. The cooperative will endeavor to issue your equity / refund as soon as possible after the new membership has been purchased.
7. In the event that charges i.e. carrying charges, recondition charges etc. exceed the membership fee amount, a due bill will be issued to the member for the amount due to the Cooperative. The amount of the balance due must be paid in full within thirty (30) days or the account will be forwarded to the cooperative attorney for collection.
8. The managing agent will perform an inspection of the unit to determine whether repairs or reconditioning are needed after you have vacated the unit

(townhouse or single home). You may elect to be present at this inspection for your records. The determination made by the managing agent is conclusive and binding.

9. Your cooperative Member Handbook / Rules and Regulations, Membership Certificate should be returned to the cooperative with your keys at the time of move out. A \$100.00 charge will be assessed to your account for not returning these items.

ITEMS CONSIDERED ON MOVE-OUT INSPECTION

Ceiling / Wall Condition and Color
Interior and Exterior Doors
Locks and Hardware
Exterior screens
Kitchen and Bath sinks
Kitchen and Bath plumbing fixtures
Bathroom Hardware and holders
Range / Stove / Refrigerator
Flooring – Hardwood / Tile / Carpet
Electrical Breaker Box Panel

Furnace / Water Heater
Central Air Conditioning
Lighting Fixtures
Kitchen / Bathroom cabinets
Kitchen and Bath countertops
Toilets and tubs
Shelving – Closets / Cabinets
Vanities
Windows
Laundry Tub

The above list is intended as a guideline and is not to be considered all-inclusive and does not override the actual required unit inspection.