RETURNING TO YOUR HOME

As you prepare to move back into your residence there are a couple of things that we would like you to be aware of. First is the fact that the property will not be in exactly the same condition as it was when you moved out. No matter how long you have been away from your home it has been in service as a rental business for that period of time and there has been at least one, possibly several sets of tenants who have lived in it. In essence your home has more "mileage" on it, however as with an automobile there can be reasonable mileage and there can be excessive mileage.

When you first engaged our services we documented your home's condition and continued to document its condition throughout the duration of our management contract with you. With the conclusion of each tenancy we determined whether the premises had in our opinion been subjected only to reasonable wear and tear or had sustained something beyond that. Our decisions were based on the substantial experience and expertise gained from our many years in the rental management venue and every effort was made to protect your interests and preserve the condition of your property.

While you may find it disconcerting that your home has a few more scratches, scuffs, dings and dents than what you remember we respectfully ask you to consider this: in all likelihood similar blemishes would be evident if you had been living in the property instead of tenants over the same period of time. Bearing this in mind, if in our professional opinion your home has incurred no more than reasonable wear and tear we ask that you to abide by this with the understanding that if you discover any actual damage that we have not noted you will immediately notify us. Further, as per your lease agreement with the tenants the cost of any restorations or repairs withheld from their security deposit must be thoroughly documented. We appreciate your cooperation in this matter and look forward to serving you again in the future.

The WJD Staff

3829 Plaza Drive
Fairfax, Virginia 22030

Toll Free: 866.936.3600
www.wjdpm.com

703.385.3600 (V)
703.385.8144 (F)