



JACKSONVILLE AREA
Legal Aid

TIPS FOR MOVING OUT

Moving can be stressful. Here are some tips to consider for a successful move.

WHEN MOVING, DO:

- Give your landlord the correct notice before you move out if you are the one ending the tenancy. The amount of time you have to give for the notice and how you give the notice to landlord may be different depending on whether you have a written lease or not.
 - I have a written lease:
 - Give the amount of time for the written notice that the lease requires (i.e., number of days or months). A lease may not require less than 30 days' notice or more than 60 days' notice from either the tenant or the landlord.
 - Give the notice in the way the lease requires (for example, by mail, tenant portal, etc.). Send a copy by text or email to the landlord as soon as possible. Keep a copy of the text or email with the notice for your records.
 - Pay any required early termination fee if you want to terminate your lease early.
 - Get the agreement in writing if you and your landlord agree to something different from what is in the lease. Keep a copy of the written agreement for your records.
 - I don't have a written lease and I rent month-to-month:
 - Give at least 30 days' written notice that you will be moving out on the last day of the monthly term. *30 days' notice is the minimum time required under Florida law.*
 - For example, if you pay rent on the first of each month, and you are vacating on December 31st, you must provide notice to the landlord ***no later than*** December 1st.
 - Hand-deliver or mail your notice to the landlord. Then send a copy via text or email to the landlord as soon as possible. Keep a copy of the text or email along with the notice for your records.
 - Get the agreement in writing if you and your landlord make some other agreement. Keep a copy for your records.
- Ask for a copy of and review your rental ledger. Make sure your rental balance is zero. Pay any outstanding amounts owed.
- Clean your home including all appliances, floors, carpets, cabinets, walls, porches, closets and bathrooms.
- Remove all of your belongings.
- Take many photos of all rooms and the outside of the home or apartment once it is clean and empty.
- Schedule a walk-thru inspection of the unit with your landlord.
- Transfer all utilities out of your name on your move-out date.

- Send your landlord a text or an email confirming that you have moved out.
- Return all keys to your landlord and *get a written key receipt*.
- Give your landlord an address to which it can send your security deposit accounting and refund.
- About 60 days after you move out, check your credit report to make sure your former landlord hasn't reported any inaccurate information on your credit file. Dispute any inaccurate information you find in writing as soon as possible.

WHEN MOVING, DON'T:

- Don't remain in the unit beyond the ending date of your agreement with the landlord.
- Don't remain in the unit beyond the date you told the landlord you would move out.
- Don't leave the unit dirty. If you do, your landlord may charge you for cleaning or deduct the charges from your security deposit.
- Don't leave items in the unit. If you leave anything, even trash, your landlord may charge you for the removal or deduct the charges from your security deposit.
- Don't move without telling your landlord that you have vacated.
- Don't move without turning in all keys.

This fact sheet is for general education only it is not intended to be used to solve individual problems. If you have specific questions contact a lawyer. The laws described here may change without notice. You may find additional resources at: <https://www.jaxlegalaid.org/get-help/self-help/pamphlets-videos/>. Revised October 2023.

Clay County Legal Aid
825 N. Orange Ave., Rm. 308
Green Cove Springs, FL 32043
(904) 284-8410

Jacksonville Area Legal Aid, Inc. (JALA)
126 W. Adams St.
Jacksonville, FL 32202
Phone: (904) 356-8371
www.jaxlegalaid.org

St. Johns County Legal Aid
222 San Marco Ave.
St. Augustine, FL 32084
(904) 827-9921