

**Welcome to Your New Home!**  
**Mitchell Realty Services, Inc. | Gainesville, Florida**

We're excited to have you as part of the Mitchell Realty family. This guide provides essential information about your new home, helpful resources, and local recommendations to help you settle in quickly.

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**Property Details**

- **Address:** \_\_\_\_\_
  - **Mailbox Information:** \_\_\_\_\_
  - **Trash Pickup Day:** \_\_\_\_\_
  - **AC Filter Size:** \_\_\_\_\_
  - **Wall Paint Color:** \_\_\_\_\_
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**Florida Landlord-Tenant Security Deposit Law**

Under **Florida Statute 83.49**, landlords are required to return the security deposit within **15 days of move-out** if no claims are made. If deductions are necessary, landlords must notify the tenant in writing within **30 days**, detailing the reason for the claim. Please ensure the property is left in good condition to expedite the return of your deposit.

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**Recommended Vendors for Moving**

When it's time to move, consider these trusted vendors:

- **Moving Companies:**
    - UF Mover Guys – (352) 415-0886
    - Two Men and a Truck – (352) 372-0300
  - **Cleaning Services:**
    - Queen of Clean Gainesville – (352) 792-7337
    - The Cleaning Company – (352) 260-0033
  - **Carpet Cleaning:**
    - Stanley Steemer – (352) 373-7977
    - Chem-Dry of Gainesville – (352) 494-0220
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**Local Resources and Recommendations**

**Breweries**

- **First Magnitude Brewing Co.** – Great craft beer and outdoor seating.
- **Swamp Head Brewery** – Known for local brews and a relaxing atmosphere.
- **Blackadder Brewing Company** – A cozy, European-style pub.

**Pizza Shops**

- **Satchel's Pizza** – A Gainesville classic with quirky decor.
- **Leonardo's Pizza of Millhopper** – Renowned for its deep-dish pizzas.
- **Big Lou's Pizzeria** – Delicious thin-crust pizza in downtown Gainesville.

**Music Venues**

- **The Woolly** – Hosts a variety of live music and events.
- **Heartwood Soundstage** – Intimate performances by talented artists.

**Sports Venues**

- **Ben Hill Griffin Stadium** – Home of the Florida Gators football team.
- **Exactech Arena at the Stephen C. O'Connell Center** – Gators basketball and gymnastics.
- **Condron Family Ballpark** – Watch Gators baseball games.

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**Contact Us**

If you have any questions or need assistance, don't hesitate to reach out. We're here to help!

**Office Phone:** (352) 374-8579

(Call or Text)

**Email:** [contact@mitchellrealtygainesville.com](mailto:contact@mitchellrealtygainesville.com)

We hope you enjoy your new home and all that Gainesville has to offer.

Welcome to the neighborhood! 🎉