

# Your Rights & Duties as a Tenant:

## Security Deposit



### Know Your Rights!

This information is a guide to help you handle the kinds of problems that might come up between you and your landlord when you are moving out and want your security deposit returned.

### Can my landlord require a security deposit?

**YES.**

Your landlord may require a security deposit before you move in. The amount can be any amount set by your landlord and agreed to by you. IF the amount of the security deposit is larger than the amount of one month's rent and IF your landlord keeps it for at least six months, your landlord must pay you interest on the amount of the deposit that is more than one month's rent.

**Example:** If your rent is \$200 each month and your landlord asks for a security deposit of \$250 and holds it for more than six months, your landlord must pay you interest on \$50 (\$250-\$200).

### Can I get my Security Deposit back when I move out?

**YES.**

**Your landlord must return your security deposit as long as you:**

1. Paid all rent that was due.
2. Did not damage the property beyond "normal wear and tear"; and
3. Gave your landlord a mailing address where the security deposit could be sent.

**If you have done these things, your landlord has 30 days from the day you move out to:**

- Return your deposit in full; or
- Give you a written itemization of deductions from your security deposit and send the rest of the security deposit back to you.

## Moving In - Tips

- Inspect the apartment/house. If possible, walk through and inspect with your landlord prior to move in.
- Take pictures of everything! Make sure these pictures are saved and backed up to a reliable spot.
- Write down any repairs that need to be made. Save a copy for your records and send a copy to the landlord.

## Moving Out - Tips

- Make sure there are no items left behind.
- Do not remove any items that were there when you moved in.
- Check your lease for any specific move out requirements, such as carpet cleaning, where to leave your keys, etc.
- Provide your landlord with your forwarding address.
- Leave the premises clean, even it wasn't clean when you moved in.
- Clean the appliances, like the stove, oven, refrigerator.
- Take photos of your unit after you move out.
- Return your keys to the landlord.