

## **Your Security Deposit Here's How to Get It Back!**

The main reason for a security deposit is to assure that a resident takes reasonable care in his/her use of a rental property. Reasonable care means that the property should be returned to the owner in nearly the same condition as it was when originally rented. This assumes that the resident will need to spend some time and effort in cleaning and repairing the property prior to vacating so that the owner can re-rent it quickly. The owner much prefers returning your security deposit for a clean home to using portion of the deposit to have the home cleaned.

The following is a checklist of those items that the landlord expects the resident to complete in order to have the security deposit returned:

- Walls  
All Nails from hanging pictures removed from walls, and dirty or marked walls cleaned. Excessive damage to walls and ceiling should be repaired.
- Woodwork  
Woodwork, such as doors and door frames, should be washed clean of fingerprints and smudges.
- Floors  
All tile floors must be swept and mopped clean after the house is empty.
- Carpets  
All carpets must be spot treated and then professionally shampooed after the house is empty.
- Kitchen  
Sinks and faucets must be scoured clean, and free of calcium and deposits. Stove top units must be washed and free of grease. Ovens must be clean and free of grease and spatters. Counter tops, shelves and drawers must be wiped clean. Refrigerator must be washed clean and free of any grease.
- Bathrooms  
Sink faucets and counter tops must be scoured clean and be free of any calcium deposits. Medicine chests, shelves and drawers must be wiped clean. Shower and tub must be scoured clean of dirt, black mildew and soap, including soap tray and window sill. Toilet must be scoured clean of any calcium deposits or stains including the base, bowl and seat area.
- Windows and Sliding Glass Doors  
All windows and sliding glass doors must be washed clean inside. Window and door tracts must be vacuumed clean of dirt, insects, etc. Any damaged window screen must be replaced or rescreened.
- Storage Areas  
All storage areas must be swept or hosed clean of dust, dryer lint, etc.
- Garage or Carport  
Must be swept or hosed clean. Garage door openers/transmitters should be left in the kitchen on the counter.
- Yard, Front and Back  
(Not applicable if the unit is in a complex with no private area)  
Yard must be clean of all paper, litter and trash. Gravel yards must be free of weeds. Flower beds must be free of weeds. Lawn must be in reasonably healthy condition, be mowed close to the ground or scraped clean. Tumbleweeds and other large weeds must be pulled or removed.
- Pets  
All pet trash must be removed and any damage repaired.

**Note:**

Some normal wear from living in a home is expected. Normal family use should not necessitate major inside painting more often than every three or four years. A professional service will be used in the event any of the mentioned areas are left in a unsatisfactory condition. Charges for this service, as well as any damage, will be deducted from your security deposit.