

# SECURITY DEPOSIT DEDUCTION GUIDE<sup>©</sup>

This information is merely a guide. For any individual decision to deduct from a Security Deposit, please consult an attorney.

NORMAL WEAR AND TEAR (No deduction typically taken)	DAMAGES WARRANTING DEDUCTIONS (Deduction typically taken)	NORMAL WEAR AND TEAR (No deduction typically taken)	DAMAGES WARRANTING DEDUCTIONS (Deduction typically taken)
Wobbly toilet seat; Rusty shower rod	Broken toilet tank lid; Kinked shower curtain rod; Chip in bathtub enamel	Light tire marks in parking space from normal use	Caked grease on parking space
Depressurized fire extinguisher with unbroken seal	Depressurized fire extinguisher with broken seal (not used to put out a fire)	Water stain due to roof leak	Food stains on wall
Rust stain under sink faucet Loose faucet handle	Sink discolored by clothing dye; Missing faucet handle	Cracked or chipped paint (minor)	Crayon marks on wall; Walls painted a dark color necessitating repainting
Worn pattern in plastic counter top; Rusty refrigerator shelf	Burn in plastic counter top	A few small tack or nail holes in wall	Two-inch diameter hole in wall or ceiling
Discolored ceramic tile; Loose grout around ceramic tile	Painted ceramic tile; Chipped or cracked ceramic tile	Toilet flushes inadequately because mineral deposits have clogged jets	Toilet won't flush properly because it's stopped up with a diaper
Rug worn thin by normal use; Moderate dirt or spotting on carpet	Carpet burns; Rips in carpet; Urine stains from pets	Bathroom mirror beginning to "de-silver" (black spots)	Mirror caked with lipstick and makeup
Tracks on door jamb; Dents in wall where door handle bumped it	Hole in hollow-core door; Door missing or off its hinges	Drapery rod which won't close properly; Dirty window screen	Drapery rod with missing parts; Pet-damaged drapes
Discolored light fixture globe; Odd-wattage light bulbs which work	Missing light fixture globe	Paint-blistered venetian blinds; Curtains faded by the sun	Broken/bent slats on venetian blinds; Torn shade
Minor scuff marks on wooden floor	Gouge in wooden floor; Tear in linoleum	Garbage cans need washing	Garbage cans missing
Ants inside after rainstorm	Fleas left behind by tenant's pet	Stove/oven light needs replacing	Door lock replaced by tenant without management's permission
Landscaping sparingly watered due to drought conditions	Neglected landscaping which must be replaced with smaller plantings	Windows need washing	Missing keys; Key broken off inside lock

PLEASE CONTACT US FOR MORE INSIGHTS AND INFORMATION