

# 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<br>(No deduction typically taken)                | DAMAGES WARRANTING DEDUCTIONS<br>(Deduction typically taken)                  | NORMAL WEAR AND TEAR<br>(No deduction typically taken)                 | DAMAGES WARRANTING DEDUCTIONS<br>(Deduction typically taken)              |
|---|---|--|---|
| Wobbly toilet seat;<br>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<br>Loose faucet handle                   | Sink discolored by clothing dye;<br>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;<br>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;<br>Loose grout around ceramic tile           | Painted ceramic tile;<br>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;<br>Moderate dirt or spotting on carpet   | Carpet burns; Rips in carpet;<br>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;<br>Door missing or off its hinges                   | Drapery rod which won't close properly;<br>Dirty window screen         | Drapery rod with missing parts;<br>Pet-damaged drapes                     |
| Discolored light fixture globe;<br>Odd-wattage light bulbs which work | Missing light fixture globe   | Paint-blistered venetian blinds;<br>Curtains faded by the sun          | Broken/bent slats on venetian blinds;<br>Torn shade                       |
| Minor scuff marks on wooden floor                                     | Gouge in wooden floor;<br>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;<br>Key broken off inside lock                               |

\*Not legal advice! Other state, federal, and local laws may apply.