



The Eviction Center

A Registered & Bonded Unlawful Detainer Assistant Company

Security Deposit Reference Guide

For Information Purpose Only!

By law you are required to provide an itemization of the security deposit within 21 days following the date of lockout/vacate date. You have to include copies of the actual receipts, invoices, paid or estimates given. Mail to the last known address first class mail.

California Law (Civil Code Section [b],[e])) specifically allows the landlord to use a tenant's security deposit for four(4) purposes:

- For unpaid rent;
- For cleaning the rental unit when the tenant moves out, but only to make the unit as clean as it was when the tenant first moved in.
- For repair of damages, other than normal wear & tear, caused by the tenant or the tenant's guests
- If the lease or rental agreement allows it, for the cost of restoring or replacing furniture, furnishings, or other items of personal property (including keys), other than because of normal wear and tear.

Ordinary Wear & Tear: Landlord's Responsibility	Damage or Excessive Filth: Tenant's Responsibility
Curtains faded by the sun	Cigarette burns in curtains or carpets
Water-stained linoleum by shower	Broken tiles in bathroom
Minor marks on or nicks in wall	Large marks on or holes in wall
Dents in the wall where a door handle bumped it	Door off its hinges
Moderate dirt or spotting on carpet	Rips in carpet or urine stains from pets
A few small tack or nail holes in wall	Lots of picture holes or gouges in walls that require patching as well as repainting
A rug worn thin by normal use	Stains in rug caused by a leaking fish tank
Worn gaskets on refrigerator doors	Broken refrigerator shelf
Faded paint on bedroom wall	Water damage on wall from hanging plants
Dark patches of ingrained soil on hardwood floors that have lost their finish & have been worn down	Water stains on wood floors & windowsills caused by windows being left open during rainstorms
Warped cabinet doors that won't close	Sticky cabinets and interiors
Stains on old porcelain fixtures that have lost their protective coating	Grime-coated bathtub and toilet
Moderately dirty mini-blinds	Missing mini-blinds
Bathroom mirror beginning to "de-silver"	Mirrors caked with lipstick and makeup
Clothes dryer that delivers cold air because the thermostat has given out	Dryer that won't turn at all because it's been over-loaded
Toilet flushes inadequately because mineral deposits have clogged the jets	Toilet won't flush properly because it's stopped up with a diaper

<http://www.nolo.com/legal-encyclopedia/chart-cleaning-repairs-landlord-deduct-29017.html>

If less than \$125 deductions you are not required to include copies or tenant waives right.

All Offices: Saturdays by appointment only. Closed most legal holidays.

www.Eviction-Center.com