

SECURITY DEPOSIT DEDUCTION GUIDE[©]

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	vs Broken toilet tank lid; Kinked shower curtain rod; Chip in bathtub enamel	Light tire marks in parking space from normal use	vs Caked grease on parking space
Depressurized fire extinguisher with unbroken seal	vs Depressurized fire extinguisher with broken seal (not used to put out fire)	Water stain due to roof leak	vs Food stains on wall
Rust stain under sink faucet; Loose faucet handle	vs Sink discolored by clothing dye; Missing faucet handle	Cracked or chipped paint (minor)	vs Crayon marks on wall; Walls painted a dark color necessitating repainting
Worn pattern in plastic counter top; Rusty refrigerator shelf	vs Burn in plastic counter top	A few small tack or nail holes in wall	vs Two-inch diameter hole in wall or ceiling
Discolored ceramic tile; Loose grout around ceramic tile	vs Painted ceramic tile; Chipped or cracked ceramic tile	Toilet flushes inadequately because mineral deposits have clogged jets	vs 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	vs Carpet burns; Rips in carpet; Urine stains from pets	Bathroom mirror beginning to "de-silver" (black spots)	vs Mirror caked with lipstick and makeup
Tracks on door jamb; Dents in wall where door handle bumped it	vs Hole in hollow-core door; Door missing or off its hinges	Drapery rod which won't close properly; Dirty window screen	vs Drapery rod with missing parts; Pet-damaged drapes
Discolored light fixture globe; Odd-watage light bulbs which work	vs Missing light fixture globe	Paint-blistered venetian blinds; Curtains faded by the sun	vs Broken/bent slats on venetian blinds; Torn shade
Minor scuff marks on wooden floor	vs Gouge in wooden floor; Tear in linoleum	Garbage cans need washing	vs Garbage cans missing
Ants inside after rainstorm	vs Fleas left behind by tenant's pet	Stove/oven light needs replacing	vs Door lock replaced by tenant without management's permission
Landscaping sparingly watered due to drought conditions	vs Neglected landscaping which must be replaced with smaller plantings	Windows need washing	vs Missing keys; Key broken off inside lock