



Security Deposit Guidance

In general, the reimbursement of your security deposit is based on the condition of the property when you move out versus the condition of the property when you moved in. When you move out, if the condition of the property is in the same or better condition as when you moved in, your security deposit should be fully reimbursed. If you leave the property in a condition that is worse than when you moved in, the costs incurred to get the property into move-in condition will be deducted from your security deposit. We work to operate with good sense, good faith, and reasonableness when assessing security deposit deductions.

Please see the bulleted items below regarding the administration of your security deposit reimbursement:

- You can request a joint walk-through move-out inspection for sometime within the last two weeks of your tenancy.
- Please provide via email your new mailing address where you would like your security deposit reimbursement check and paperwork sent. If we do not receive your new mailing address, security deposit checks & paperwork will be sent to your last known address.
- Security deposits are reimbursed within 21 days after the last day of your tenancy.
- All deductions will be itemized with the reimbursement of your security deposit.

Below is a list of guidelines which will help you increase the chance that you will receive full reimbursement of your security deposit.

Hard Floors

- All hard floors should be mopped clean with no sign of dust, debris, hair, smudges, etc.
- Any scratches or permanent markings should be remedied.

Carpeting

- All carpeted floors should be vacuumed clean with no dust or debris remaining.
- Any stains, smells, tears, burns etc should be remedied.
- Excessive wear & tear on the carpeting should be remedied.
- A reasonable amount of carpet wear and tear is expected as carpeting has a life of about 5 years. When you move out, if the amount of wear & tear on the carpet exceeds the expected wear & tear, deductions will be made from your security deposit.

Windows

- All windows should be wiped clean
- Window sills should be wiped clean so there is no sign of dirt or dust.

Vents

- All vents should be left clean with no sign of dust or dirt.

Walls

- All walls should be left clean of any smudge marks, dirt, dust, etc.
- Any holes or damage to the walls should be remedied.
- Excessive wear & tear on the wall/paint should be remedied.
- A reasonable amount of wear & tear on the paint is expected as paint has a life of about 2 years. When you move out, if the amount of wear & tear on the paint exceeds the expected wear & tear, deductions will be made from your security deposit. If the property needs to be repainted, we follow the reimbursement schedule below (the schedule was taken from the CA Department of Real Estate's recommendation at <http://www.dca.ca.gov/publications/landlordbook/sec-deposit.shtml>)

Length of stay	Deduction
Less than 6 months	Full cost
6 months to 1 year	two-thirds of cost
1 year to 2 years	one-third of cost
2 or more years	no deduction

Kitchen

- All counters should be wiped clean
- All cabinets should be wiped clean so that there is no dirt, dust, smudges, crumbs, etc

Kitchen Appliances

- The outside of all kitchen appliances should be wiped clean with no sign of streaks, food spots, crumbs, hair, cooking oil, etc.
- Refrigerator – Inside wiped spotless with no crumbs or food spots
- Microwave – Inside wiped clean with no crumbs or food spots
- Stove – Inside wiped clean with no crumbs, burnt food, or other food debris
- Dishwasher – Inside should be wiped clean with no spots or crumbs
- Garbage compactor – Inside wiped clean so there is no scent of garbage and no crumbs or debris

Bathroom

- Toilets – Inside scrubbed clean with no sign of rings or other marks, outside should be wiped clean free of dust, hair, etc
- Shower/Bathtub – Wiped clean with no sign of residue, rings, hair, etc
- Sink & Counter – Wiped clean with no sign of residue, hair, water marks, etc
- Mirror – Windex clean

Landscaping

- If tenant is responsible for landscaping (which includes grass, trees, plants, flowers, flower beds, etc), landscaping should be in at least the same condition as when you moved in.
- The cost to revive or if appropriate replace dying grass, plants, flowers, etc will be deducted from the security deposit.

Keys & Openers

- All keys & openers should be returned to JRealty. For example, if JRealty gave you 2 house keys, 1 mailbox key, and 2 openers when you moved in, you should return at least 2 house keys, 1 mailbox key, and 2 openers.