



## Security Deposit Tips

### Tips to Prevent Deductions from Security Deposit

The definition of *normal wear and tear* is subjective depending on the individual landlord. Below are some preventive measures to help protect you from getting a deduction from your security deposit at lease term end.

- **Always get written permission from landlord before doing any work**
- Use removable hooks when hanging pictures/items.
- Do not put any holes in doors or doorframes
- Patch up and touch up holes before vacating (as applicable in lease agreement)
- Try to remove stains, marks on wall, doors etc. immediately to avoid stubborn stains
- Regularly vacuum and maintain the carpet; clean tile, marble, linoleum or wood flooring – please refer to the lease contract for the necessity of having the carpet professionally cleaned
- Take extra precautions when moving furniture (especially heavy furniture) to avoid scratches
- It is recommended that you get renter's insurance for personal contents
- If touching up paint (and only if permitted in lease agreement), keep the color code of the original paint
- Change the furnace's filter regularly (per landlord's instructions)
- Replace light bulbs if needed
- Replace batteries on smoke and carbon monoxide detectors
- Keep the washing machine clean and dry to prevent mold
- Keep dryer's filter clean
- Save Property Move In Inspection report and photos. You will need this at the time of your move out