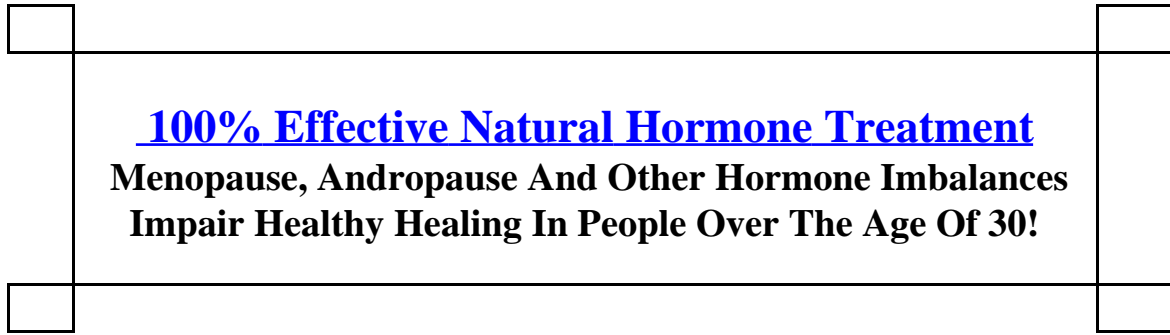


HOW LONG DOES THE LANDLORD HAVE BEFORE HE HAS TO RETURN YOUR DEPOSIT?

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By dan the roommate man

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Here's the amount of time landlords have to return a tenant's security deposit after the tenant leaves. For details on your state's specific procedures for returning security deposits, see your state's landlord-tenant statutes.

State Deadline for Returning Security Deposit

Alabama No statutory deadline

Alaska 14 days if the tenant gives proper notice to terminate tenancy; 30 days if the tenant does not give proper notice

Arizona 14 days

Arkansas 30 days

California Three weeks

Colorado One month, unless lease agreement specifies longer period of time (which may be no more than 60 days); 72

hours if a hazardous condition involving gas equipment requires tenant to vacate

Connecticut 30 days, or within 15 days of receiving tenant's forwarding address, whichever is later

Delaware 20 days

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District of Columbia 45 days

Florida 15 to 60 days depending on whether tenant disputes deductions

Georgia One month

Hawaii 14 days

Idaho 21 days, or up to 30 days if landlord and tenant agree

Illinois 30–45 days, depending on whether tenant disputes deductions

Indiana 45 days

Iowa 30 days

Kansas 30 days

Kentucky 30–60 days, depending on whether tenant disputes

Louisiana One month

Maine 21 days (tenancy at will) or 30 days (written rental agreement)

Maryland 30–45 days, depending on whether tenant has been evicted or has abandoned the premises

Massachusetts 30 days

Michigan 30 days

Minnesota Three weeks after tenant leaves, and landlord receives mailing address; five days if tenant must leave due to building condemnation

Mississippi 45 days

Missouri 30

Montana 30 days (10 days if no deduction)

Nebraska 14 days

Nevada 30 days

New Hampshire 30 days New Jersey 30 days; five days in case of fire, flood, condemnation, or evacuation

HOW LONG DOES THE LANDLORD HAVE BEFORE HE HAS TO RETURN YOUR DEPOSIT?

New Mexico 30 days

New York Reasonable time

North Carolina 30 days

North Dakota 30 days

Ohio 30 days

Oklahoma 30 days

Oregon 31 days Pennsylvania 30 days

Rhode Island 20 days

South Carolina 30 days

South Dakota Two weeks to return entire deposit or a portion of it, and to provide reasons for withholding; 45 days for a written, itemized accounting if tenant requests it

Tennessee No statutory deadline

Texas 30 days

Utah 30 days, or within 15 days of receiving tenant's forwarding address, whichever is later

Vermont 14 days

Virginia 45 days

Washington 14 days

West Virginia No statutory deadline

Wisconsin 21 days

Wyoming 30 days, or within 15 days of receiving tenant's forwarding address, whichever is later; 60 days if there is damage

DAN THE ROOMMATE MAN www.roommateexpress.com

WHAT TO LOOK FOR WHEN YOU INSPECT YOUR APARTMENT

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MOVE-IN DAY

Your landlord will give you or should give you a move-in inspection sheet on the day that you take possession of your new apartment. It is very important that you take about 30 minutes and do an inspection of your new home before you move-in. Indicate on the move-in condition sheet any pre-existing damage i.e. spots on the carpet, wall damage, the general condition of the appliances.

Promptly return your completed form to the landlord and be sure to sign and date it. Your landlord should sign it as well and provide you a copy to keep for your records.

MOVE-OUT DAY

Remember that the key to having your damage deposit returned to you is to leave the property clean and in the same condition in which you received it less normal wear and tear. You should not be leaving behind any damage, trash or a place in need of cleaning.

Once the apartment is empty and clean, accompany your landlord for a final walk-thru inspection. This is the time to pull out your copy of your move-in inspection sheet which both you and your landlord signed. Walk from room to room with your landlord and compare the current condition of the apartment with the notations that you made on your move-in form. Take advantage of this opportunity to discuss with your landlord any cost of repairs which will be held out of your deposit. And lastly, it is always wise to take some pictures of the rental unit just to document the condition.

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