

HOW MUCH CAN YOUR LANDLORD CHARGE YOU FOR YOUR SECURITY DEPOSIT

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By dan the roommate man

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State Limit

Alabama No statutory limit

Alaska Two months' rent, except where rent exceeds \$2,000 per month

Arizona One and one-half months' rent (unless tenant voluntarily agrees to pay more)

Arkansas Two months' rent

California Two months' rent (unfurnished, no waterbed); two and one-half months' rent (unfurnished, tenant has waterbed); three months' rent (furnished, no waterbed); three and one-half months' rent (furnished, tenant has waterbed)

Colorado No statutory limit

Connecticut Two months' rent (tenant under 62 years of age); one month's rent (tenant 62 years of age or older)

Delaware One month's rent on leases for one year or more; no limit for month-to-month rental agreements

District of Columbia One month's rent

Florida No statutory limit

Georgia No statutory limit

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Hawaii One month's rent

Idaho No statutory limit

Illinois No statutory limit

Indiana No statutory limit

Iowa Two months' rent

Kansas One month's rent (unfurnished, no pets); one and one-half months' rent (unfurnished with pets or furnished with no pets)

Kentucky No statutory limit

Louisiana 30 days' rent

Maine Two months' rent

Maryland Two months' rent or \$50, whichever is greater

Massachusetts Two months' rent

Michigan One and one-half months' rent

Minnesota No statutory limit

Mississippi No statutory limit

Missouri Two months' rent

Montana No statutory limit

Nebraska One month's rent (no pets); one and one-quarter months' rent (pets)

Nevada Three months' rent

New Hampshire One month's rent or \$100, whichever is greater; no limit when landlord and tenant share facilities

New Jersey One and one-half month's rent

New Mexico One month's rent (for rental agreement less than one year); no limit for leases of one year or more

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New York No statutory limit (for non-regulated units)

North Carolina One and one-half months' rent for month-to-month rental agreements; two months' rent if term is longer than two months

North Dakota One month's rent (or \$1,500 if tenant has a pet)

Ohio No statutory limit

Oklahoma No statutory limit

Oregon No statutory limit

Pennsylvania Two months' rent for first year of renting; one month's rent during the second and subsequent years of renting

Rhode Island One month's rent

South Carolina No statutory limit

South Dakota One month's rent (higher deposit may be charged if special conditions pose a danger to maintenance of the premises)

Tennessee No statutory limit

Texas No statutory limit

Utah No statutory limit

Vermont No statutory limit

Virginia Two months' rent

Washington No statutory limit

West Virginia No statutory limit

Wisconsin No statutory limit

Wyoming No statutory limit

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Lease Up? Here's How To Leave

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When leases end, landlords typically continue to rent the home or apartment on a month to month basis until one of the parties indicates otherwise. If you want to end the lease and you want to keep most of your security deposit, you will need to make the transition easy on your landlord.

Let Your Landlord Know You're Leaving: Just because you know you're planning to move at the end of the month doesn't mean your landlord does! Look at your lease to see how many days notice you must give your landlord before you actually leave. Once you've determined this, you will need to provide your landlord with a written notice of your intentions. If you do not let your landlord know you're leaving, you could end up paying for another month's rent. For a sample of a notice to vacate, click [here](#).

Clean Up The Apartment: In order to get as much of your security deposit back as possible, you'll want to leave the apartment looking as clean as you possibly can. The less the landlord has to do to prepare your apartment for new renters – the more likely you will get your security deposit back. For example, if you painted any part of the apartment another color, ask your landlord if he plans to paint it back to the original color. It may be less money for you to paint it yourself than for him to take money out of your deposit. Also, the cost of renting a steam cleaner (available at most grocery stores) might be cheaper than what your landlord will charge in cleaning fees. For some helpful cleaning tips, check out this [cleaning tips forum](#).

Ask Your Landlord To Do A Walk-Through Inspection: You might want to video tape this walk through if you're worried about the landlord claiming damages after you've already moved into another apartment. Otherwise, you can just walk through the apartment and write down any damages you two see. If, for some reason, your landlord refuses to walk through with you, send a letter asking the landlord again, and make sure the letter includes a paragraph stating the date that he or she refused to walk through with you. Later, if the landlord makes deductions from your deposit for damage that was not present when you left, was not as severe as the landlord claims, or which you would have repaired yourself (at a lower cost), you have a basis to dispute the amount of the deductions.

Make A List Of Damages: This document should state that the following are the only damages found throughout the apartment. Once signed by both you and the landlord, the list will prevent the landlord from deciding to keep more of your security deposit for damages that occur after you've moved out. The document will also prevent your landlord from claiming the damages are worse than they actually were when you left.

Give Your Landlord Your Forwarding Address: This step is INCREDIBLY important. Forgetting to leave a forwarding address could lead to credit problems or worse! You will also need to contact your main post office. For more advice on redirecting your mail, click [here](#).

Return Your Keys: Your landlord will ask for any copies of keys made to your apartment. Don't forget about that one you made for your best friend, or the one you hid in your glove box. Your landlord may

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charge a fee for each day you keep the keys past the due date.

By doing all these things, terminating your lease should be simple and successful.

Since 1989 dan the roommate man has helped 1000's of people find rooms,apartments or roommates. Need help? Contact him at 800-487-8050 or www.roommateexpress.com



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100% Effective Natural Hormone Treatment
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Impair Healthy Healing In People Over The Age Of 30!