

## Normal Wear & Tear vs. Tenant Cause Damage

We want every tenant to receive their full security deposit back when they move out - that means the property was returned in the same condition it was when you first moved in.

As your property manager, we will cover the cost of any cleaning or repairs that are considered Normal Wear & Tear. But if there is any property damage or if the property requires extra cleaning beyond normal wear & tear, we will use your security deposit to cover the cost.

To help you get your entire security deposit back, here are some guidelines about what is considered Normal Wear & Tear vs. Tenant Damage.\*

**Normal Wear & Tear:** The cost an owner incurs for the basic cleaning and repairing of such items necessary to make a unit ready for occupancy by the next tenant are part of the costs of doing business.

Tenant damages usually require more extensive repair or cleaning, at a greater cost than “normal wear and tear”. Tenant damage is often the result of a tenant’s abuse or negligence that is above and beyond normal wear and tear.

### Helpful tips for renters:

1. Complete your move-in inspection paper work and return it to your property manager.  
Make sure to take pictures
2. Report all maintenance issues as soon as possible. If a maintenance issue goes unreported and causes property damage, the renter may be held financially responsible for repair costs.
3. Schedule a pre-move-out inspection with your property manager 1-2 weeks before your move out at the end of your lease term

Here are a few guidelines for determining whether damages to your rental property are the result of everyday use.

	<b>Normal Wear &amp; Tear</b>	<b>Tenant Damage</b>
<b>Paint</b>	Faded paint	An unauthorized paint job of your apartment
<b>Walls</b>	-Minor holes from thumb tacks or nails for hanging posters -Small dent in the wall from the doorknob	Major holes or an excessive amount of small holes from thumb tacks/nails -Drawings, crayon markings, or wallpaper that was not approved
<b>Blinds</b>	Dusty blinds	Stained, broken or missing blinds
<b>Curtains</b>	Faded curtains	Stained, ripped or burn marks on curtains
<b>Carpets</b>	-Carpet worn by normal use -moderate dirt on the carpet	Stained, ripped or burned carpets
<b>Wood flooring</b>	-Minor scratches -New varnish job	-Chipped or gouged wood floors -Water stains from a window that was left open during a storm
<b>Doors</b>	-Door that won't close due to swelling from humidity	-Door ripped off its hinges
<b>Cabinets</b>	Warped cabinet doors that won't close	Broken cabinet doors
<b>Smoke Detector/ Carbon Monoxide Alarm</b>	Battery Replacement	Missing or damaged alarms
<b>Plumbing</b>	-Slow draining shower from pipe buildup	Stopped toilet due to misuse

\*This is an example and not an all inclusive list. Understand that you may be charged for tenant damage not included on this list.