



Turn Costs and Security Deposit Breakdown

What Owners Pay vs. What Tenants Pay

<u>Owner Responsibility</u>	<u>Tenant Responsibility</u>
<ul style="list-style-type: none">✓ Interior repainting due to normal wear✓ Touch-up painting between tenants✓ Faded, scuffed, or aged paint ✓ Caulking and minor cosmetic patching✓ General house cleaning after move out ✓ Carpet cleaning, if no damage beyond normal use✓ Window cleaning✓ Basic yard clean up✓ Appliance wear and tear ✓ HVAC servicing✓ Minor plumbing repairs (loose handles, worn seals)✓ Flooring wear from normal use✓ Rekeying locks	<ul style="list-style-type: none">✓ Large holes in walls✓ Broken doors, cabinets, or fixtures✓ Damaged flooring (stains, burns, pet damage)✓ Broken windows or screens✓ Heavy grime, grease build up or neglect✓ Trash or personal items left behind ✓ Odor removal (smoke, pets, etc.)✓ Biohazard or extreme filth situations✓ Urine stains or subfloor damage from pets✓ Chewed woodwork, doors, or blinds✓ Flea treatment ✓ Light bulb replacement✓ Furnace filter replacement✓ Landscaping, if tenant responsibility per lease✓ Missing appliances that belonged with property

Grey Areas (Case by Case Evaluation)

- Carpet condition (wear vs. damage)
- Paint condition (touch-up vs. full repaint)
- Cleaning level (normal vs. excessive)
- Minor wall marks vs. repairable damage

How we handled this:

- Compare move in vs. move out condition
- Use photos and inspection reports
- Apply reasonable, consistent standards
- Review depreciated value based on Length of tenancy

How We Apply Charges:

- Is it normal wear? Owner pays
- Is it damage or neglect? Tenant pays
- Is it unclear? Owner pays

Depreciated Value

Appliances & Equipment: 15 years (6.67%/year).

Fixtures (non-permanent): 10 years (10%/year).

Attached Fixtures: 20 years (5%/year).

Carpet/Flooring: 5–7 years

Interior Paint: 5 years (20%/year)

Ex. If a 3 year old appliance (15 year life) worth \$1000 new is destroyed, the depreciation is $\$1000 \times 6.67\% \times 3 \text{ years} = \200.10 . The maximum charge to the tenant is \$799.90