

Castaic Lake Apartments-DEDUCTIONS FROM SECURITY DEPOSITS

California law specifically allows the landlord to use a tenant's security deposit for these purposes:

- **For unpaid rent or other unpaid charges;**
- **For cleaning the rental unit when the tenant moves out, but only to make the unit as clean as it was when the tenant first moved in;**
- **For repair of damages, other than normal wear and tear, caused by the tenant or the tenant's guests**

Listed below are some examples of items that are generally considered to be normal wear and tear:

- Picture or pin holes in walls, as long as not excessive*
- Faded paint or minor marks on walls
- Rug wear caused by normal use
- Furniture marks in carpet
- Warped doors caused by age
- Replacement of batteries for smoke detectors or light bulbs

***Do not attempt to fill in nail holes or other holes in the walls. Tenants will not be charged for minor holes in the wall, however, charges will be assessed to remove and repair holes that have been filled in by the tenant.**

Below is a list of items that are generally considered damages and may be deducted from your security deposit*:

- Stains, tears, holes or burn marks in carpet
- Excessive holes in walls from picture hangers or holes that are more than 1/4" in diameter
- Excessive marks and or nicks on walls
- Markers or crayon marks on walls or doors
- Damaged walls
- Removal of paint put up by tenant
- Flea and pest extermination
- Broken windows or window screens
- Broken or missing window blinds
- Broken doors and locks
- Appliances or fixtures broken by negligence
- Clogged drains from misuse or negligence
- Broken tiles or fixtures in bathrooms
- Stopped toilet due to misuse
- Damage caused by leaking fish tank or plants

***You may not attempt to repair any damages to your apartment without the prior written consent of the Corporate Office. The Corporate Office will not approve any repair work to be performed by a tenant in cases where the repair may be deemed dangerous to the tenant or where the result of the repair may not be acceptable to the Corporate Office. Please see your apartment manager if you wish to seek approval to repair damages.**

Tenant Initials Manager Initials Date

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