

# A TENANT'S GUIDE TO GETTING YOUR SECURITY DEPOSIT BACK

KNOW YOUR RIGHTS: FLORIDA STATUTE 83.49 COVERS THE RULES REGARDING RETURN OF YOUR SECURITY DEPOSIT

## BEFORE MOVING IN



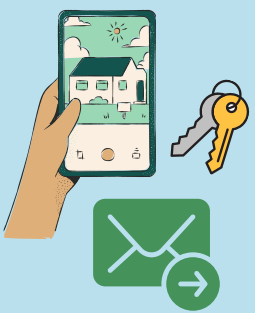
- Take photos or videos of the unit's condition with date stamps
- Document and notify landlord of all pre-existing conditions prior to signing the lease agreement
- Keep copies of your lease agreement

## BEFORE MOVING OUT

- Clean the unit thoroughly
- Remove all personal items
- Keep any relevant receipts



## MOVING OUT



- Provide your landlord with your forwarding address
- Return keys or access devices
- Take photos or videos of the entire unit with date stamps to show its condition

## THE LANDLORD'S RESPONSIBILITIES

If your landlord intends to keep any of your security deposit, they must send you an itemized letter by certified mail to your last known address within 30 days of you moving out, detailing the intended deductions. If the landlord doesn't send this letter to you on time, they must return the entire security deposit to you.



## TENANT'S RIGHTS

You have 15 days to object to the landlord's claim to your security deposit.

*I Object!*

If you don't object to the landlord's claim to your security deposit within 15 days, the landlord can collect the claim and return the remaining balance, if any, within 30 days.

You may later file a small claims lawsuit for a refund.

## DISPUTE RESOLUTION

If you believe your landlord has wrongfully refused to return your security deposit, you may file a complaint with the Florida Department of Agriculture and Consumer Services.



## CLAIMS

You may also file a small claims lawsuit against your landlord seeking return of your security deposit (for amounts less than \$8,000).



If you file a lawsuit against your landlord for the return of your security deposit, the winning party is entitled to receive their court costs plus reasonable attorney's fees from the losing party.



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