



# STUDENT LEGAL SERVICES

*Serving Students since 1979*

## Security Deposit Tips

One of the most frequently seen problems at Student Legal Services is landlords making claims against students' security deposits. Below are several tips to put you in the best position if your landlord makes a claim against you.

- ❖ Make sure that you take pictures of your new rental unit before you move in your possessions, especially of any defects in the unit. Keep the pictures in a safe place.
- ❖ Make sure to get and keep a copy of any move in inspection that is done. Don't rely on your landlord to retain a copy.
- ❖ If a defect in the unit causes damage, make the landlord aware of it in writing and keep a copy of the notice for your records. For example, if a leaking toilet causes staining or warping of a linoleum floor. The landlord may fix the problem, but try to make a claim against you for the damages on move out.
- ❖ Read your lease and make sure to comply with all move-out requirements for cleaning.
- ❖ Take another set of pictures when you move out. Make sure to include the inside of any appliances, under sinks and in cabinets.
- ❖ Get a receipt for returning your keys or mail them back certified mail, return receipt requested. Avoid drop boxes.
- ❖ Leave a forwarding address with your landlord and make sure to have the post office forward mail to your new address. Landlords must notify you in writing of their intent to keep all or part of your deposit within 30 days. You must dispute that claim in writing within 15 days of receiving it. Contact Student Legal Services as soon as you receive such a claim so that we can help you dispute it.

**Questions? Having an issue with your landlord?**

**Make an appointment with Student Legal Services! 407-823-2538 or [stulegal@ucf.edu](mailto:stulegal@ucf.edu)**

\*\*This document is intended for informational purposes only and is not a substitute for legal advice.\*\*

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