



Law Practice, Ltd.
Attorneys at Law

Telephone: 702.871.6144
Facsimile: 702.871.6916

5516 S. Fort Apache Road, Suite 110
Las Vegas, Nevada 89148

Ann E. Kolber, Esq. *

Reply to: akolber@lawpracticeLtd.com

* Also admitted in California

Security Deposit Itemization Form

To: _____

Property Address: _____

Amount of all deposits being held: \$

LESS THE FOLLOWING ITEMS:

Amount of any rent owed through the day the tenant vacated: \$

Amount of all future rent owed under the lease agreement (this may be adjusted downwards if premises are re-rented) \$

Other items owed pursuant to the lease agreement: \$

Please describe:

- a. \$
- b. \$
- c. \$

Unusual wear and tear to the premises: \$

Please itemize:

- a. \$
- b. \$
- c. \$

Reasonable Cleaning Charges \$

TOTAL AMOUNT OF DEDUCTIONS \$

Balance Owed to Tenant (or) \$

Balance Owed to Landlord \$

Date _____

Landlord/Agent/Owner

Nevada Revised Statute Section 118A.242 provides, in pertinent part, as follows:

Upon termination of the tenancy by either party for any reason, the landlord may claim the security only such amounts as are reasonably necessary to remedy any default of the tenant in the payment of rent, to repair damages to the premises caused by the tenant *other than* normal wear and to pay the reasonable costs of cleaning the premises. The landlord **shall** provide the tenant with an itemized written accounting of the disposition of the security deposit, and return any remaining portion of the security deposit to the tenant no later than 30 days after the termination of the tenancy by handing it to the tenant personally at the place where the rent is paid, or by mailing it to the tenant at the tenant's present address or, if that address is unknown, at the tenant's last known address.

Note: If the landlord fails or refuses to return the remainder of the security deposit within 30 days after the end of the tenancy, the landlord is liable to the tenant for damages:

1. In an amount equal to the entire deposit; and
2. For a sum to be fixed by the court of not more than the amount of the entire deposit.

In determining the sum, if any, to be awarded to the tenant, the court shall consider where the landlord acted in good faith, the course of conduct between the landlord and the tenant, and the degree of harm to the tenant caused by the landlord's conduct.

Note: Except for an agreement which provides for a non-refundable charge for cleaning, in a reasonable amount, no rental agreement may contain any provision characterizing any security deposit as non-refundable or any provision waiving or modifying a tenant's rights under this section. Any such provision is void as contrary to public policy.

Note: If the tenant has not provided you with a forwarding address, you must mail this notice to the vacated unit. Should you have another address for the tenant (such as work address, it would also be appropriate to mail a copy to that address. It is recommended that if you are deducting \$125.00 or more, you should include copies of receipts or estimates.