



THINGS YOU CAN DO TO GET YOUR SECURITY DEPOSIT BACK WHEN YOU MOVE OUT

How do you get your security deposit back when you move out?

Here are some tips that may help you get your security deposit back when you move out:



Look at your lease 60 days before you move out.

Look on the back of this page for our email template. This email tells your landlord that you want to move out, gives your new address, asks to return your security deposit, and asks for a walk-through inspection.



Pay what you owe.

Pay your landlord for any money you still owe them. This includes money for rent and bills for lights, gas, water, and internet.



Start packing as soon as possible.

Do not forget posters on the walls or things stored in closets.



Clean the rental property before you leave.

Be sure to sweep and dust the place. Do not leave trash in or around the place. Do not forget to check closets, attics, basements, and garages.



Move all your belongings out of the rental property.

If you leave anything behind, you could be charged for the removal.



TAKE PICTURES AND VIDEO OF THE EMPTY UNIT.

This is to protect you in case your landlord tries to charge you. You can ask a friend to walk through the unit with you.



Schedule a walk-through with your landlord.

Schedule a walk-through with your landlord within 4 days of move out.



Your landlord may make a list of repairs or fees.

Do not sign unless you agree with the repairs and fees.



If you disagree about ANYTHING on their list, dispute the items on their list and sign your name.

Also, make and sign your own list if you do not agree. Make sure to make 2 copies of your list, sign and date them both, and give one to your landlord.



Give your updated address to your landlord.

Your landlord must return your security deposit to you and include a written summary of any repairs and charges. If you didn't damage the place and paid your landlord all the money you owe, your landlord should give your security deposit back. If your landlord does not return your deposit, contact Legal Aid Society or a private attorney.

Who We Are

Legal Aid Society is Tennessee's largest non-profit law firm. Our mission is to enforce, advance, and defend the legal rights of low income and vulnerable people to obtain the basic necessities of life.

Contact Us

We have offices in Clarksville, Columbia, Cookeville, Gallatin, Murfreesboro, Nashville, Oak Ridge, and Tullahoma.

Call 1-800-238-1443 for assistance



LEGAL AID SOCIETY
OF MIDDLE TENNESSEE AND THE CUMBERLANDS



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LEGAL SERVICES CORPORATION

Email Example

Dear (Landlord's Name),

I am writing this letter to you to formally let you know that I intend to move out of your rental property at (INSERT OLD ADDRESS) on (INSERT DATE OF MOVE OUT). I will be moving to (INSERT NEW ADDRESS) after leaving your rental property and would like formally to request the return of my security deposit and the scheduling of a walk-through of the property within four days of my moving out.

Sincerely,

(INSERT TENANT'S NAME HERE)