

Rental Property Security Deposits and Refunds

Security deposits require proper handling throughout the tenancy. Understanding the process can help property owners manage deposits consistently and avoid disputes.

01

Set Amounts – Establish the security deposit according to applicable requirements

02

Document Condition – Record the property's condition before the tenant moves in

03

Maintain Records – Keep accurate records of deposits received and related transactions

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Track Deductions – Document any legitimate deductions from the deposit

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Assess Damages – Distinguish tenant-caused damage from normal wear and tear

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Follow Deadlines – Process refunds and required documentation within applicable timelines

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Provide Statements – Clearly explain any deductions made from the deposit

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Keep Evidence – Retain photographs, invoices, receipts, and inspection records

09

Communicate Clearly – Explain deposit procedures and refund expectations to tenants

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Follow Regulations – Handle deposits according to applicable Texas landlord-tenant requirements

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