

SECURITY DEPOSIT DEDUCTIONS

General cleaning and repairs

- Sweep, vacuum, and mop: \$50
- Dust and wash trim: \$25
- Wipe down walls: \$25
- General labor (cleaning, painting, normal repairs, trash removal, etc.): \$25–\$40/hour
- Specialty labor (electric, drywall repair, plumbing, etc.): \$70–\$100/hour

Damages, repairs, and disposal

- Repair drywall
 - 6' by 6' room: \$75
 - 12' by 12' room: \$150
- Wash light fixture (each): \$15
- Replace interior door: \$100
- Replace exterior door: \$250
- Clean ceiling fan: \$25
- Change light bulb (each): \$5
- Replace smoke detector batteries: \$25
- Replace carbon monoxide detector batteries: \$25
- Replace smoke detector: \$75
- Replace carbon monoxide detector: \$75
- Replace window blinds: \$40
- Replace sliding door blinds: \$60
- Carpet cleaning (normal): \$150
- Carpet cleaning (deep clean): \$200
- Carpet spot cleaning (each): \$15
- Replace carpet (12' by 12' room): \$500
- Replace wood, vinyl, laminate, etc. flooring (12' by 12' room): \$500
- Repaint one room: \$300
- Repair kitchen cabinet: \$150
- Repair kitchen drawer: \$150
- Wash window (including tracks, inside): \$20
- Fill nail holes: \$25
- Replace interior door knob: \$25
- Replace exterior door lock: \$50
- Pest or rodent extermination: \$150

Exterior

- **Trash removal (per load):** \$100
- **Mow lawn:** \$35–\$75
- **Weed flower beds:** \$35–\$100

Cleaning: Kitchen

- **Clean kitchen (normal):** \$150
- **Clean kitchen (deep):** \$300
- **Oven and stove:** \$75
- **Refrigerator:** \$75
- **Dishwasher:** \$75
- **Microwave:** \$25
- **Cabinets:** \$200
- **Countertops:** \$25
- **Sweep and mop floors:** \$25
- **Dust and wash trim:** \$15
- **Wipe down walls:** \$25
- **Drip pan replacement:** \$35

Cleaning: Living and dining room, office, and recreation room

- **Cleaning (normal):** \$100
- **Cleaning (deep):** \$200
- **Sweep, vacuum, and mop:** \$50
- **Dust and wash trim:** \$25
- **Wipe down walls:** \$25

Cleaning: Bathrooms

- **Cleaning (normal):** \$100
- **Cleaning (deep):** \$200
- **Bathtub or shower:** \$50
- **Sink:** \$25
- **Cabinet:** \$25
- **Toilet:** \$25
- **Sweep and mop floors:** \$25
- **Dust and wash trim:** \$25
- **Wipe down walls:** \$25
- **Wipe down fixtures:** \$15

Cleaning: Bedrooms

- **Cleaning (normal):** \$100
- **Cleaning (deep):** \$200

Resource <https://www.biggerpockets.com/blog/tenant-deposit-deductions>