

Security Deposit Worksheet

Work out the legal maximum, the return deadline, and every deduction by hand

Use this worksheet with the free security deposit calculator at clearlegaltips.com/security-deposit-calculator/. Enter your state and rent, copy the results here, then track the deposit from the day you sign to the day it comes back. The figures are estimates; your state statute and your signed lease control.

SECURITY DEPOSIT WORKSHEET

1. The Rental

Property address (with unit): _____

State: _____

Monthly rent: _____

Lease start date: _____

2. The Legal Maximum

Pull your state cap from the security deposit calculator, then do the multiplication here so you can see the ceiling in dollars. If your state has no statutory cap, write 'no cap' and note the lease amount instead.

State cap in months of rent (from your state statute, e.g. 1, 2, or 3): _____

Monthly rent (from above): _____

Maximum legal deposit (cap in months times monthly rent): _____

Deposit actually collected: _____

Is the deposit at or below the maximum? (yes / no / no state cap): _____

3. The Return Clock and Interest

Move-out date (keys returned): _____

Return deadline (days your state allows, counted from move-out): _____

Forwarding address given to landlord (date): _____

Does your state require interest on the deposit? (yes / conditional / no): _____

Interest owed, if any: _____

4. Itemized Deductions Log

A landlord may keep only what the statement itemizes, such as unpaid rent or damage beyond ordinary wear. Log every deduction so you can check the math against the deposit returned.

Item or area	Reason for the charge	Amount (\$)
Unpaid rent		
Cleaning beyond normal wear		
Repairs (damage, not wear)		
Other charge		
Total deducted		

Deposit that should come back (maximum collected minus total deducted): _____

INSTRUCTIONS FOR USE

This worksheet is general information, not legal advice. Deposit caps, return deadlines, and interest rules vary by state and change over time; the figures here are estimates and your state statute and signed lease control. Many states set no cap at all, in which case the lease amount governs. Verify your numbers against the security deposit calculator and the statute-checked data pages at clearlegaltips.com/security-deposit-calculator/ before you rely on them.