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# Paint, fix, clean in order to have a secure deposit

There are several steps tenants can take to ensure that deposit money will return

By Aaron K. Breniman  
Oregon Daily Emerald

When you're searching for a place to live toward the end of the summer and school is about to begin, you might not think too much about forking over a large sum of money.

But if you move out of your residence and never see that money again, you might think twice about how to ensure that you receive your rental deposit back next time.

**Written records**

ASUO Legal Services attorney Nicole Miani says the single most important thing a renter can do to make sure they will receive their deposit back is to keep records. All renters should keep their rental agreement, unit condition checklist, rent receipts, requests for re-

pairs and written records of any communication with their landlord. If a situation escalates to a point where it is necessary to file a suit in small claims court, the only way residents has any chance is if they've held onto all records.

**Photographs**

Legal experts recommended that tenants take photographs of a rental unit before moving in and after moving out. Taking photographs of your residence before you move in will ensure that you cannot be charged for damage done to the unit before you lived there. Likewise, taking photographs after you move out will ensure that you are not charged excessive cleaning fees and for damage to the unit you didn't do.

**Clean it**

Let's think cause and effect for a minute. If you leave your rental unit trashed and dirty and strewn with various stuff you don't want

Turn to **Deposit**, page 5B

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