

Security Deposit Itemized Statement

742 Cedar Ave, Apt 3, Sacramento, CA 95816

FROM - LANDLORD / PROPERTY MANAGER

Sample Landlord (fictional)

1200 Example Street, Sacramento, CA 95814

TO - TENANT

Jordan Riley (fictional)

88 Sample Court, Davis, CA 95616

PROPERTY

742 Cedar Ave, Apt 3, Sacramento, CA 95816

DATES

Move-out: Jun 9, 2026

Statement prepared: Jun 24, 2026

SECURITY DEPOSIT

\$2,000.00

TOTAL DEDUCTIONS

\$580.00

REFUND AMOUNT

\$1,420.00

SAMPLE - every name, address, amount, and image in this document is fictional. It shows what a finished MoveOutGuard packet looks like.

Dear Jordan Riley,

This itemized statement accounts for the security deposit held for 742 Cedar Ave, Apt 3. Each deduction below cites the exhibit that supports it. The remaining deposit is enclosed.

SCHEDULE OF DEDUCTIONS

NO.	ITEM	EXHIBIT	AMOUNT
1	CLEANING Professional cleaning of the kitchen and bathroom Supporting notes: Invoice 4471, Clean Pro Services	Ex. 4	\$325.00
2	REPAIR Drywall repair and repaint - two holes in the bedroom wall Supporting notes: Compared against the move-in condition	Ex. 1, 2, 3	\$180.00
3	REPLACEMENT Lock rekey - key not returned	-	\$75.00

Original security deposit	\$2,000.00
Total deductions	\$580.00
Refund amount	\$1,420.00

Sincerely,

Signature

Date

Sample Landlord (fictional)
1200 Example Street, Sacramento, CA 95814

SUPPORTING DOCUMENTATION ATTACHED AS NUMBERED EXHIBITS

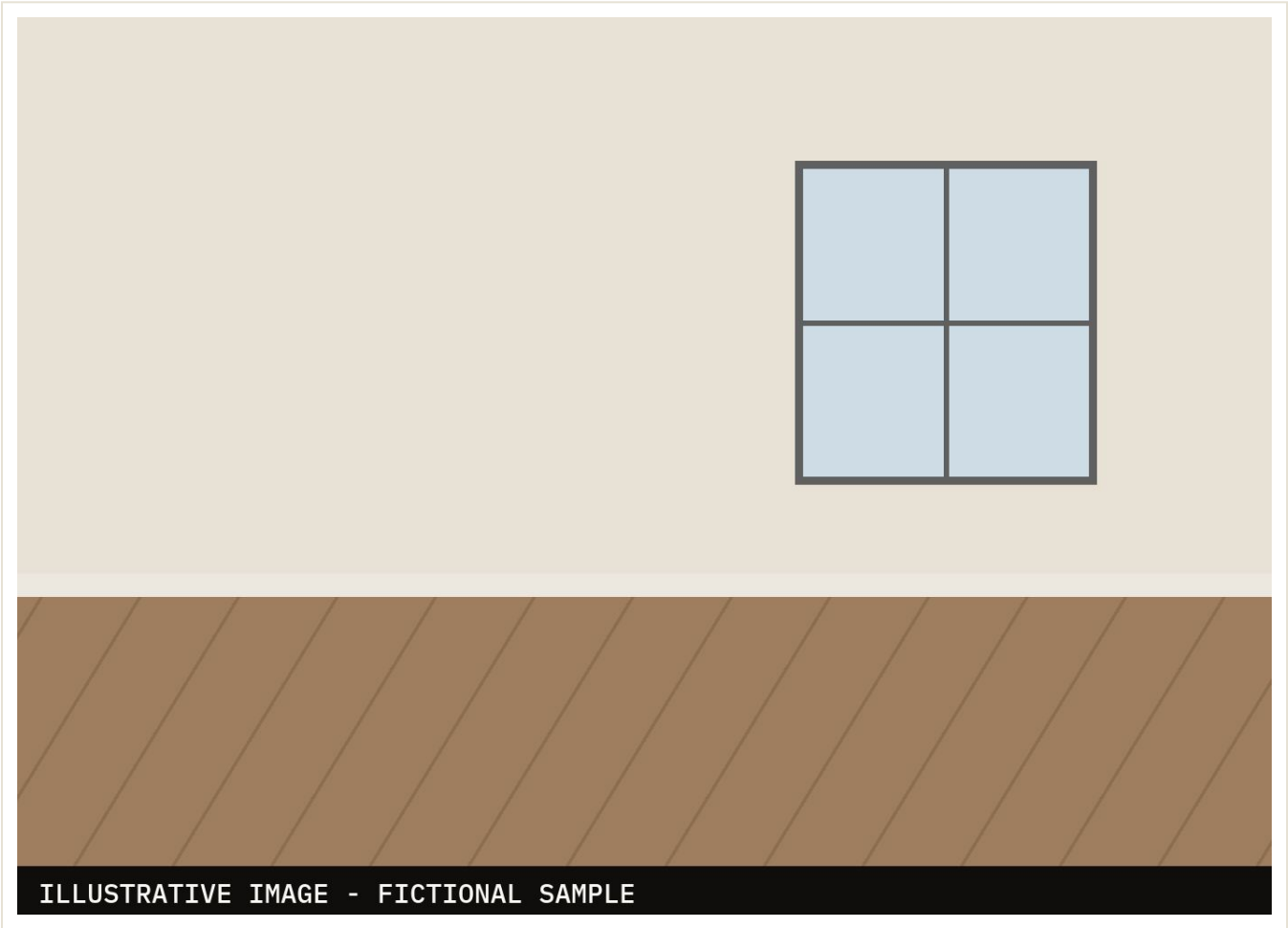
The following materials accompany this statement. Photos and receipts are attached as numbered exhibits after this letter.

Exhibit 1	Move-in condition photo	bedroom-move-in.jpg	p. 3
Exhibit 2	Move-out condition photo	bedroom-move-out.jpg	p. 4
Exhibit 3	Post-repair condition photo	bedroom-repaired.jpg	p. 5
Exhibit 4	Receipt / invoice	clean-pro-invoice-4471.jpg	p. 6

4 evidence pages attached.

Exhibit 1 - Move-in condition photo

FILE	bedroom-move-in.jpg
UPLOADED	2025-09-01
SUPPORTS	No. 2 Repair: Drywall repair and repaint - two holes in the bedroom wall

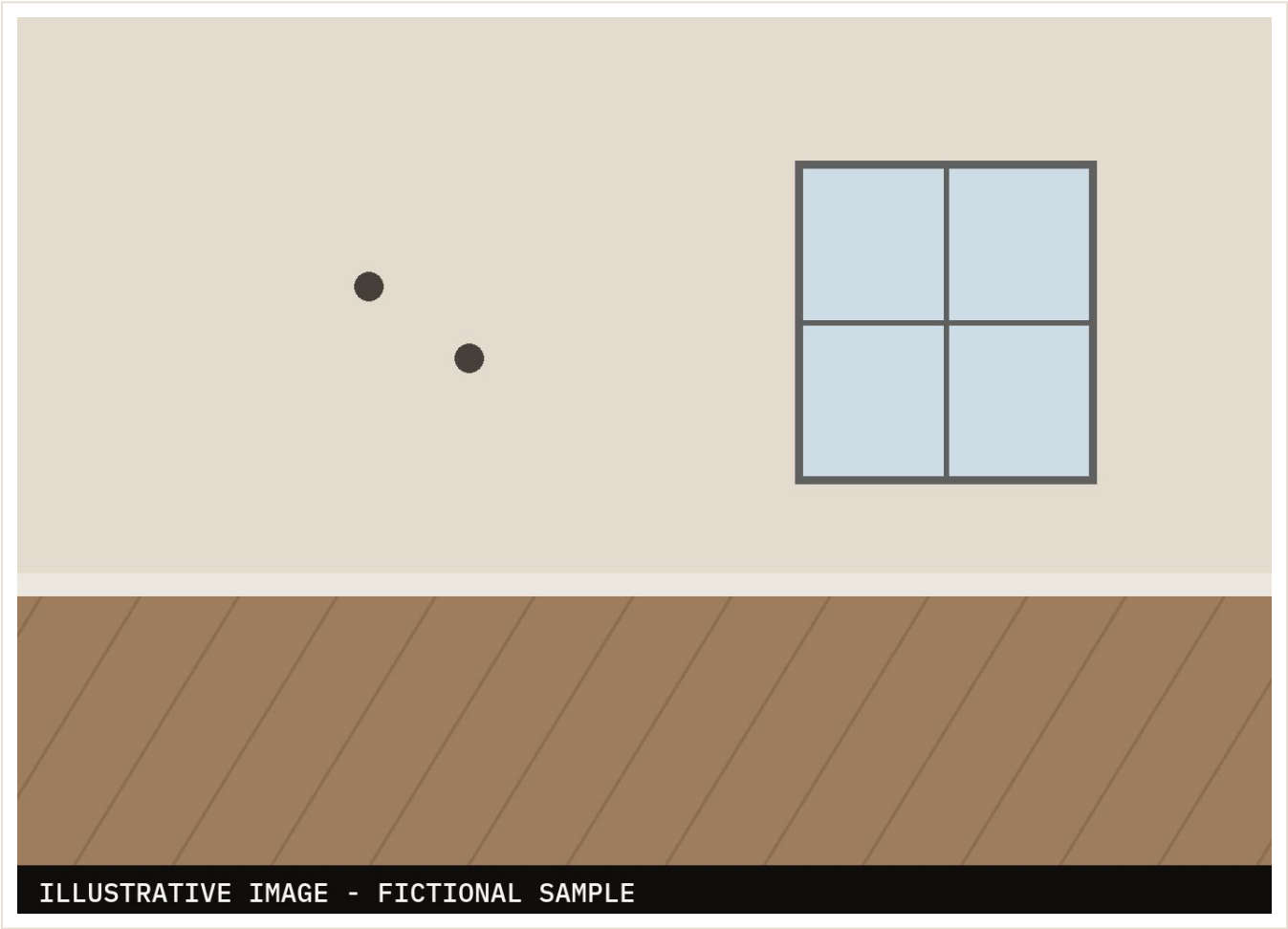


RECORDED NOTE

Bedroom wall and window at the start of the tenancy.

Exhibit 2 - Move-out condition photo

FILE	bedroom-move-out.jpg
UPLOADED	2026-06-10
SUPPORTS	No. 2 Repair: Drywall repair and repaint - two holes in the bedroom wall

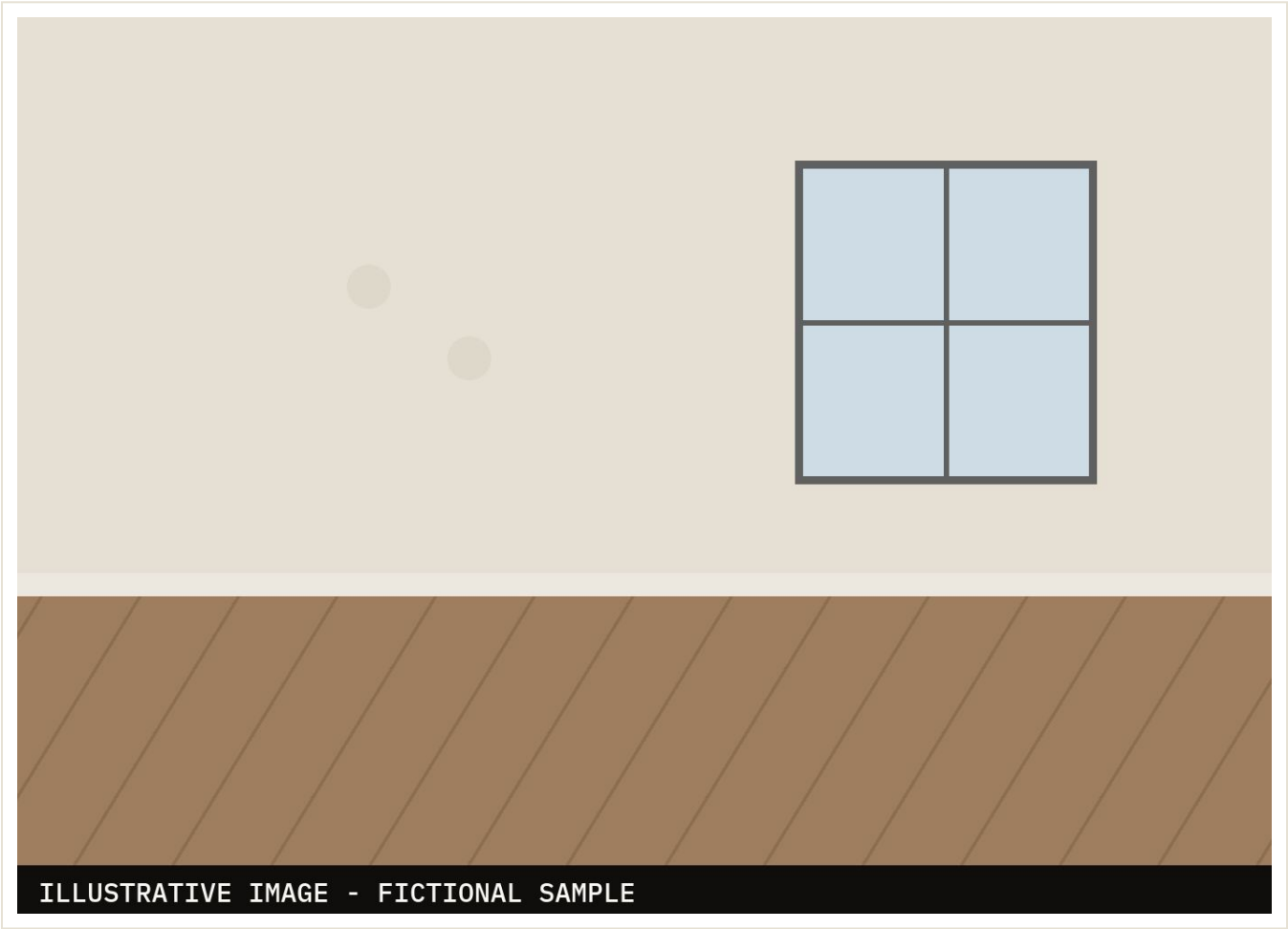


RECORDED NOTE

Two holes in the bedroom wall, photographed before any repair work began.

Exhibit 3 - Post-repair condition photo

FILE	bedroom-repaired.jpg
UPLOADED	2026-06-16
SUPPORTS	No. 2 Repair: Drywall repair and repaint - two holes in the bedroom wall



RECORDED NOTE

The same wall after the repair was completed.

Exhibit 4 - Receipt / invoice

FILE	clean-pro-invoice-4471.jpg
UPLOADED	2026-06-18
SUPPORTS	No. 1 Cleaning: Professional cleaning of the kitchen and bathroom

CLEAN PRO SERVICES

Invoice #4471

742 Cedar Ave #3

Kitchen + bath deep clean

Labor 3.5 h @ \$75.00 \$262.50

Supplies \$62.50

TOTAL DUE \$325.00

ILLUSTRATIVE IMAGE - FICTIONAL SAMPLE