Renter's Move-In and Move-Out Checklist

Document the unit on day one and get your security deposit back.

MOVE-IN WALK-THROUGH (PHOTO EVERY ITEM)

- ☐ Entry, doors and locks
- ☐ Walls and floors in every room
- ☐ Kitchen counters and cabinets
- ☐ Refrigerator, stove, oven and dishwasher
- ☐ Sinks, tub, shower and caulk
- ☐ Windows, blinds and screens
- ☐ Smoke and carbon monoxide alarms
- ☐ Heating and cooling, filter and water heater
- ☐ Patio or balcony
- ☐ Send the landlord a written list of problems and keep a copy

MOVING OUT

- ☐ Give written notice as the lease requires and keep a copy
- ☐ Clean thoroughly, including inside appliances
- ☐ Repeat the photo walk-through after you're out
- ☐ Return every key and get a receipt
- ☐ Give your forwarding address in writing
- ☐ Make any written demand your state requires
- ☐ Calendar the landlord's deadline (below)
- ☐ Compare deductions to your move-in photos; normal wear and tear generally isn't chargeable

State	Deposit return deadline
Oklahoma	45 days after the tenancy ends, you give up possession and you make a written demand. Demand within six months or the deposit reverts to the landlord.
Texas	30 days after you surrender the unit. The landlord doesn't have to refund until you give a written forwarding address.
Florida	15 days if nothing is claimed; otherwise a claim notice by certified mail within 30 days, and you have 15 days to object.
California	21 days after you move out, with an itemized statement and receipts for deductions over $125.

> Other states have their own deadlines. Check your state's landlord-tenant law before you move out.

SOURCES

41 O.S. § 115 (Oklahoma): https://www.oscn.net/applications/oscn/index.asp?ftdb=STOKST41
Tex. Prop. Code §§ 92.103-92.109: https://statutes.capitol.texas.gov/Docs/PR/htm/PR.92.htm
Fla. Stat. § 83.49: http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0000-0099/0083/Sections/0083.49.html
Cal. Civ. Code § 1950.5: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1950.5

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