



Security Deposits 101

Will I Get My Security Deposit Back?

Landlords have the right to require tenants to pay a security deposit (sometimes called a “damage deposit”). We’ve created this guide to help tenants in St. Cloud, MN, and the surrounding area, know when they are eligible to receive their security deposit(s) back and what to do if they don’t.



21-DAY RULE:

- Within 21 days after your lease ends and you leave the rental, your landlord must return your security deposit OR give you a written explanation as to why the deposit (or any part of the deposit) will not be returned.
- However you **MUST** provide written documentation along with a forwarding address to your landlord.



MN LAW ALLOWS:

- A landlord to withhold from a security deposit only:
- The amount necessary for unpaid rent should the tenant skip out early on the lease*;
 - Damages to the unit beyond ordinary wear and tear; and
 - Money owed to the landlord under the lease agreement (e.g. water bills).

A security deposit cannot be used by tenants for last months rent.

CAUTION: Security deposits are attached to those whose names are stated within the lease, and are returned to the leaseholder(s) who remain until the end of the rental term. This means that, for example, if three roommates share a unit and two of them vacate prior to the end of the tenancy, the security deposit only has to be returned to the tenant who has remained.



TIP: When you move in take pictures or video documenting the condition of your unit and fill out your condition checklist care fully and thoroughly.

TIP: NEVER PAY YOUR SECURITY DEPOSIT IN CASH— YOU WANT A PAPER TRAIL TO DOCUMENT PAYMENT!



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