

HOW CAN I PREVENT BEING CHARGED FOR DAMAGES DONE BY PREVIOUS TENANTS?

Write out a Conditions Report that:

- Is written by the tenant
- Is written before the tenant pays the security deposit
- Is a detailed list of the problems and defects of the new apartment.
- Is signed and dated by both the tenant and the landlord. Both get copies.

SHOULD I GET A RECEIPT FOR MY SECURITY DEPOSIT?

- Always get a receipt.
- The receipt should state the money is a security deposit.
- Keep the receipt in a safe place so when you move out, you have proof of the amount you paid.

WHAT IS THE PURPOSE OF MY SECURITY DEPOSIT?

- To keep the apartment from being rented to someone else before you move in.
- To reimburse the landlord for reasonable costs of repairs from damages by the tenant beyond normal wear and tear.
- As you move out, the landlord may take reimbursement for any unpaid rent. (General Obligations Law Article 7).

WHEN DO I GET BACK MY SECURITY DEPOSIT?

- The security deposit remains the property of the tenant unless the tenant does not fulfill his/her responsibilities under the lease.
- The tenant is entitled to get back the security deposit when the lease expires.
- In Syracuse the landlord must return the security deposit within two weeks of the end of the rental agreement (Syracuse Housing Code 27-124(2)).

DO I GET ANY INTEREST ON MY SECURITY DEPOSIT?

- Landlords of buildings of six or more apartments must put tenants' deposits into interest producing New York bank accounts.
- Inform the tenants in writing of the bank's name and address and amount of deposit.
- Tenants must receive the going rate of interest on their deposits minus 1% for administrative costs.
- Tenants can request the interest to be given to them annually, applied to the rent, or paid at the end of the lease.
- The security deposit may never be combined with anyone else's money.