

Security Deposit Act Test

1. What must be included in the written statement of the present condition of the premises?

- A) A visual inspection report
- B) A clear and concise statement of the premises condition
- C) A detailed history of past tenants
- D) A list of all included amenities

2. Who is responsible for providing the written statement of condition at the beginning of a lease?

- A) The tenants
- B) Local housing authority
- C) The landlord or the landlord's agent
- D) The tenants' previous rental company

3. What is required from the landlord if the premises have never been previously rented?

- A) To provide a reference of the last tenants
- B) A lesser security deposit amount
- C) A more thorough background check
- D) A statement indicating that the premises have never been occupied

4. What happens if the landlord fails to provide the required written statement of condition?

- A) The landlord can charge for damages
- B) The tenant can request a lower rent
- C) The landlord can terminate the lease with 7 days written notice
- D) The landlord is barred from recovering damages unless proven otherwise

5. Under what condition must the landlord provide a list of damage and cleaning charges from a previous leasehold agreement?

- A) Only if the previous tenant requests it
- B) If requested in writing by the tenant
- C) Whenever the premises are re-rented
- D) At the beginning of the lease agreement regardless of tenant request

6. Which signature is required on the written statement of condition?

- A) Landlord's or agent's signature
- B) Tenant's signature
- C) Insurance agent's signature
- D) Owner's signature

7. Under what condition is it not considered wrongful withholding of the security deposit?

- A) If the landlord provides a text with damages
- B) If the landlord mails the funds to the tenant's last-known address
- C) If the tenant agrees to the charges in writing
- D) If the landlord fails to provide a written list of charges

8. What type of rental property is the requirement of a written inspection report applicable to?

- A) Short-term vacation rentals
- B) Land lease agreements
- C) Commercial properties
- D) Residential properties

9. What information must the landlord provide if there are any cleaning charges?

- A) A detailed list of all items cleaned
- B) A breakdown of the cleaning service providers used
- C) A written list of carpet deodorizing charges from the previous lease
- D) An estimate of the cleaning costs

10. What is the main purpose of the written statement of condition?

- A) To establish the safety code compliance
- B) To provide contact information for the landlord
- C) To document the condition of the premises before the lease
- D) To outline rental agreements

11. What must a landlord provide to the tenant within 30 days of their move out?

- A) Conduct a phone call survey on their tenancy
- B) An email thanking them for renting with the company
- C) A written list of damages and a refund of the security deposit
- D) A move-out inspection report and a copy of the lease agreement

12. How many days does a landlord have to return the security deposit to the tenant if there are no damages?

- A) 30 days
- B) 15 days
- C) 10 days
- D) 5 days