



TERMINATING YOUR LEASE

MOVING OUT & TERMINATING THE LEASE

Terminating a lease can be done in many ways, either by end of the lease term, breaking the lease (by tenant or landlord) or, an agreement to terminate between tenant and landlord. Once the lease is terminated, the tenant has no right over the premises.

The lease will provide a timeframe in which the tenant must submit written notice for terminating the lease/ moving out. If appropriate notice is not given the tenant may be liable for additional costs and lose the security deposit. Check the lease to see stipulations.

MOVING OUT CHECKLIST

RETURN KEYS

- Door, Mail & Gate keys (if applicable)

PROVIDE A FORWARDING ADDRESS

- Provide the Landlord with a written forwarding address for your security deposit. Either the tenants address, family member, or a representative of the tenant.

CLEAN UNIT

- Landlords may charge a reasonable cleaning fee if the unit is not cleaned. Below are recommendations of areas to clean.
 - Appliances
 - Floors & Carpets (*sweep/vacuum*)
 - Rooms
 - Balconies/Patios
 - Cabinets & Closets
 - Garages, Carports & Storage Rooms

MOVE-OUT INSPECTION

- The landlord may perform a final inspection of the dwelling. Make sure to have a list of items the landlord points out as damage. Tenants have the right to repair damage themselves. If no damage is found it is recommended to get confirmation in writing from the landlords.

TAKE PICTURES & DOCUMENT

- Document the final conditions of the unit. Take pictures and have proof of how the dwelling is left.





SECURITY DEPOSIT

A security deposit is an advance of money a tenant gives the landlord. It is not a rental payment or application fee/deposit.

The security deposit can only be used by the landlord to deduct charges or damages caused by the tenant. Regular wear and tear is not considered damage. More details on the security deposit can be found on the lease agreement.

SECURITY DEPOSIT REFUND

The landlord has 30 days to refund the security deposit to the tenant once they moved out of the dwelling. Tenants must provide a forwarding address to the landlord in order to receive the security deposit.

If the landlord retains the security deposit, full or partial, they must return what is left or provide a written justification of charges and an itemized list of usage. All these steps must be completed within 30 days of move out.

QUESTIONS?

The lease has full details on Security Deposit procedures. If there are no details, tenants should ask the landlord for written information on the security deposits.

This resource is brought to you by Council Member Letitia Plummer, At-Large 4
Phone: 832-393-3012
Email: atlarge4@houstontx.gov

 @cmplummer4  @cmplummer4

 Council Member Letitia Plummer



TENANT EDUCATION

For more information and tenant education documents, visit the At-Large 4 Tenant Education website by scanning the QR code.