SAMPLE. Made-up address, people, photos, dates and times. Not a real tenancy. Created by Before You Go to show how a finished record reads. Our reading of the statute; not reviewed by counsel.

Itemized security deposit statement

1200 Example Way, Apt 2B, Sacramento, CA 95814

Statement prepared under: CA rules, version 4 · Cal. Civ. Code §1950.5; AB 2801

Generated Oct 6, 2026, 10:30 AM PDT (recorded by Before You Go)

Totals

Deposit $2,400.00 Deductions $185.00 = Refund $2,215.00

SAMPLE

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Itemization

Line 1 of 1 · Bedroom 2



Photo SHA-256: 2ffd94ab75da1c4e27c4fa214531356cd739713bec4a4e1f535b502131d3666b
Source: baseline

Note from the tenant on this photo: Small scuff near the light switch, already here.

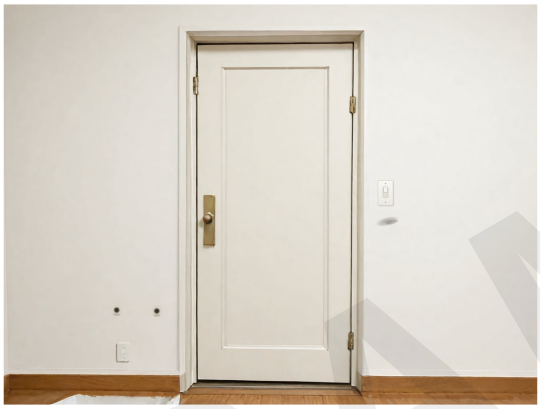


Photo SHA-256: a73f08cc196beef7700d030ff65444c3958b3f769ac0a5e0e720835e3584a2ed
Source: move out



Photo SHA-256: 002af5f886142a80481e51d5b7f3c964577ed3bac8fd5c1c89dc4129e87983d4
Source: after the work, added Oct 3, 2026

Invoice · Northline Painting

Two anchor holes in the wall left of the closet door, about 16 inches up. Patched, sanded and repainted to match the wall.

Deduction: $185.00

Tenant responses

no response

SAMPLE

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How this statement must be delivered

- Send a copy by mail to the tenant's last known mailing address.
- Or hand a copy to the tenant in person.
- Email is acceptable only if the tenant agreed to it in writing.

Refund return method (as described by the landlord)

Check mailed to the forwarding address Sam gave at move-out.

SAMPLE