

ClearDeduct

California AB 2801 Compliance Documentation

Security Deposit Disposition Statement

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California AB 2801 & Civil Code §1950.5 Compliant

PROPERTY & TENANCY INFORMATION

Property:	Sample Street Apartments
Address:	1234 Sample Street, Sacramento, CA 95814
Unit:	Unit 303 (2 bed / 1 bath)
Tenant:	Marcus Chen · marcus.chen@example.com
Lease Start:	10/1/2024
Move-Out Date:	9/21/2026
Security Deposit:	\$3,500.00

DEPOSIT SUMMARY

Original Security Deposit	\$3,500.00
Kitchen cleaning – countertop coffee stains (0.5 hr @ \$40/hr) Cleaning Evidence: 2 photos	-\$20.00
 Kitchen · Sep 21, 2026, 12:48:17 PM PDT · GPS: 38.57712° N, 121.49205° W  After repair · Kitchen · Sep 21, 2026, 01:24:42 PM PDT · GPS: 38.57712° N, 121.49205° W	
Total Deductions	-\$20.00
Amount to be Returned	\$3,480.00

Per California Civil Code §1950.5, this itemized statement must be sent within 21 days of the tenant vacating the premises. Deadline: 10/12/2026. Failure to comply may result in the landlord forfeiting all rights to retain the security deposit.

INSPECTION PHOTOS (6 TOTAL)

Kitchen: 6

Each photo's capture date, time and GPS coordinates are recorded in the original image file and printed under the photo.

Kitchen (6 photos)



Sep 21, 2026, 12:48:10 PM PDT · GPS: 38.57712° N, 121.49205° W



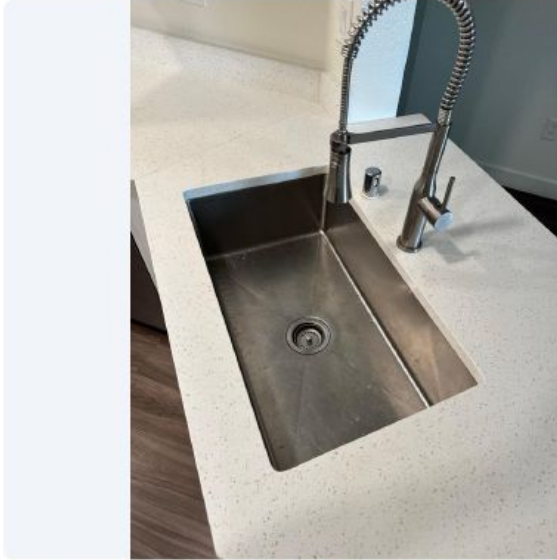
Sep 21, 2026, 12:48:17 PM PDT · GPS: 38.57712° N, 121.49205° W



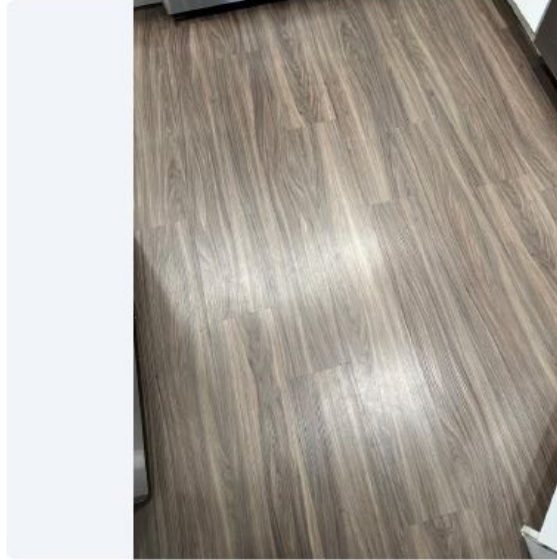
Sep 21, 2026, 12:48:23 PM PDT · GPS: 38.57712° N, 121.49205° W



Sep 21, 2026, 01:02:34 PM PDT · GPS: 38.57712° N, 121.49205° W



Sep 21, 2026, 01:02:58 PM PDT · GPS: 38.57712° N, 121.49205° W



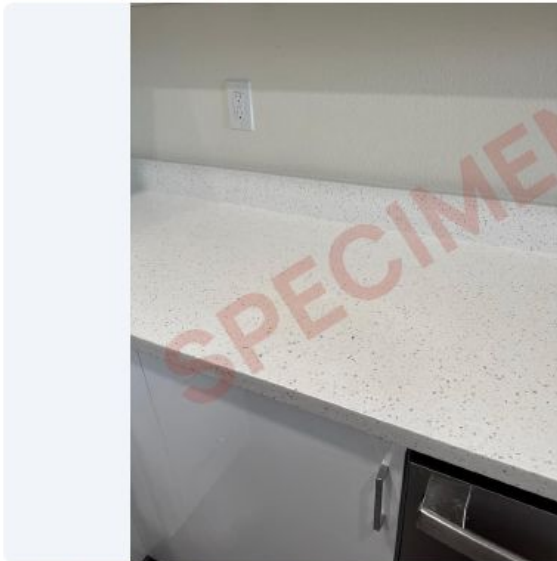
Sep 21, 2026, 01:03:06 PM PDT · GPS: 38.57712° N, 121.49205° W

AFTER-REPAIR PHOTOS (1 TOTAL)

Kitchen: 1

Each photo's capture date, time and GPS coordinates are recorded in the original image file and printed under the photo.

Kitchen (1 photo)



Sep 21, 2026, 01:24:42 PM PDT · GPS: 38.57712° N, 121.49205° W

No completed move-in inspection is on file for this tenancy (lease commenced October 1, 2024). This statement contains no move-in photographs.