**SECURITY DEPOSITS**

The Security deposit is held to pay for items damaged beyond [reasonable wear](http://www.rentlaw.com/normalweartear.htm) and for any late or unpaid bills or fees.

The landlord has 45 days from the end of the lease to inspect the unit, make any qualifying repairs, and return to you the remaining balance plus interest if applicable.

Section 55-248.15:1 of the VRLTA addresses this issue.

A Virginia landlord may not demand or receive a security deposit, however denominated, in an amount or value in excess of two months' periodic rent.

Upon termination of the tenancy, such security deposit, whether it is property or money, plus any accrued interest thereon, held by the landlord as security as hereinafter provided may be applied solely by the landlord (i) to the payment of accrued rent and including the reasonable charges for late payment of rent specified in the rental agreement; (ii) to the payment of the amount of damages which the landlord has suffered by reason of the tenant's noncompliance with § 55-248.16, [less reasonable wear and tear](http://www.rentlaw.com/normalweartear.htm); or (iii) to other damages or charges as provided in the rental agreement.

The Virginia security deposit, any accrued interest and any deductions, damages and charges shall be itemized by the landlord in a written notice given to the tenant, together with any amount due the tenant within 45 days after termination of the tenancy and delivery of possession.