**PAINTING CHARGES CLAUSE**

You should always have a painting charges clause in a rental agreement. Wear and tear are common in most premises, so you must specify a way to take care of these future damages.

In most cases, a landlord may deduct re-painting costs from the security deposit. The clause may be written as follows:

"**Painting Charges Clause**. The landlord reserves the right to determine when the premises may be painted unless any local laws state the contrary. Any painting of the premises may not be performed by the tenant(s) without written consent. Tenant(s) shall be held liable for re-painting costs to restore the premises to their good conditions.*"*