

M C P S E R V E R

N O C O D E

C L O U D H O S T E D

Security Deposit Deductor MCP for AI Agents

Calculate accurate rental refund amounts and itemize repair costs for move-outs.

Security Deposit Deductor helps landlords calculate exact refund amounts by itemizing repair costs. It checks if damages are valid, summarizes totals, and ensures you don't over-deduct from a tenant's deposit. Use it to stay compliant and avoid disputes during move-outs by generating a clear audit trail of every deduction.

A+ Quality Score 100/100

landlord

tenant

security-deposit

rental-agreement

deductions



The connectivity layer between AI and the world's software.

Vinkius sits between AI and every application. All communication passes through Vinkius Cloud via the Model Context Protocol (MCP) — with governance, observability, and security at every layer.

Your AI Connections Run Through Vinkius Cloud

The world's largest
managed MCP catalog

Vinkius is the connectivity layer where AI connects to the software your business already runs. We handle the hosting, the security, the credentials, the uptime — you get agents that actually do things.

We operate the world's largest managed MCP catalog. Major SaaS platforms, CRMs, databases, and cloud providers — running, monitored, production-ready. This MCP server is hosted and maintained by the Vinkius Cloud for AI Agents.

The agent doesn't manage credentials, doesn't manage uptime, doesn't manage security. Vinkius does.

— Architecture principle

Four Pillars of the Vinkius Runtime

01 — Security by design

Credentials stay encrypted at rest via AES-256. The AI agent never touches raw keys — they're injected into a sandboxed V8 isolate at runtime. Actions are logged, and connections have an emergency kill switch.

03 — Deterministic observability

Eight immutable metrics per endpoint: request volume, p95 latency, error rate, active connections, cost attribution. A live payload feed logs every tool call with mutation detection.

02 — Built on MCP Fusion

This MCP server was built with **MCP Fusion**, the open-source framework (Apache 2.0) that powers the entire Vinkius catalog. Schema-as-firewall strips undeclared fields, compiled PII redaction runs at zero overhead, and cryptographic lockfiles produce git-diffable audit trails.

04 — Autonomous operations

Servers are deployed, monitored, and patched autonomously. New capabilities and security patches ship weekly. Zero-downtime deployments ensure continuous availability across all managed MCP servers.

AES-256

Encryption at rest

Ed25519

PKI vault signatures

24h TTL

Ephemeral session keys

V8 Isolate

Sandboxed execution

One Token. Instant Access.

Every MCP server on Vinkius is accessed through a **Connection Token**. Tokens are generated in the cloud dashboard and produce a unique MCP endpoint URL. Paste this URL into any MCP-compatible client — no SDK required.

A single token can serve **multiple AI clients simultaneously**, or you can issue separate tokens per client for granular access control. Each token tracks its own request count, last activity timestamp, and can be individually enabled or revoked.

MCP ENDPOINT`https://edge.vinkius.com/{token}/mcp`

Claude



Cursor



VS Code



Windsurf



Grok



Gemini

Security Is the Architecture

Security in Vinkius is not a feature — it's the foundation of the runtime. The gateway enforces multiple independent protection layers between AI agents and third-party APIs.

01 — Ed25519 PKI Vault

Every workspace has an Ed25519 Master Key. Session keys are generated ephemerally (24h TTL) and signed by the Master Key. Credentials never leave the vault boundary.

02 — V8 Isolate Sandboxing

Tool code runs inside isolated-vm V8 isolates with 64 MB memory caps and per-request timeouts. No filesystem access, no network access except through the SSRF-guarded fetch bridge.

03 — SSRF Guard

All outbound HTTP requests are DNS-resolved and validated before execution. Private IP ranges (10.x, 172.16-31.x, 192.168.x, AWS metadata 169.254.x) are blocked at the network layer.

05 — Cryptographic Audit Trail

Every request is signed into a SHA-256 hash chain with Ed25519 signatures. Events form a tamper-proof, SIEM-exportable forensic record.

04 — DLP & PII Redaction

A ResponseGuard pipeline intercepts every tool response. Configurable redaction patterns strip sensitive fields (emails, SSNs, card numbers) before data reaches the AI agent.

06 — Honeypot Trap System

Phantom credentials are injected into isolated environments. If a honeypot is used outside Vinkius infrastructure, the server is quarantined instantly.

Emergency Kill Switch

EU AI Act Art. 14(1)
Compliant

The kill switch is an **emergency halt** mechanism — not a simple toggle. When triggered, it executes three actions atomically:

01 — Server deactivated

The MCP server is immediately taken offline across the entire cluster.

02 — All tokens revoked

Every connection token is invalidated. Total lockout — reconnection blocked until new tokens are issued.

03 — WebSocket connections killed

Active connections terminated via Redis pubsub broadcast. Propagates to every runtime node in the cluster.

Full Visibility. Zero Guesswork.

The Vinkius cloud dashboard includes a full MCP Governance suite — real-time analytics and security controls for production AI operations.

Control Plane

KPI dashboard with request volume, latency, success rate, token consumption, and AI-generated operational briefings.

FinOps

Cost tracking per tool, payload compression savings, budget optimization signals, and consumption trends.

Firewall & DLP

PII redaction activity, sensitive data protection counters, and security event timeline.

Agent Activity

Which AI clients are connecting, how often, and what they're doing — real-time session tracking.

Tool Health

Slowest and most error-prone tools, with actionable root-cause insights and performance baselines.

Incident Log

Error trends, failure rates, status-code breakdowns, and forensic audit trail access.

Get started at cloud.vinkius.com — connect your AI agent in under 60 seconds.

Security Deposit Deductor MCP

3 tools available

Cloud-hosted on Vinkius

The Security Deposit Deductor MCP helps landlords calculate the remaining balance of a security deposit after deducting verified repair costs. Managing a move-out is usually a headache of spreadsheets and arguing over who's responsible for what. You need to know exactly what to take out of a security deposit without overstepping or making a math error that could lead to a legal mess. This MCP takes that weight off your shoulders. Instead of squinting at a pile of repair invoices, you can have your AI client walk through the damage list with you. It checks if each repair entry actually has the info you need to justify the cost, summarizes the total damage, and then does the math to see what's left for the tenant. It's like having a property management clerk who never misses a decimal point. By using this through the Vinkius catalog, you turn a messy manual process into a clear, itemized audit trail. You get a final number that's backed by logic, making it much easier to send that final statement and move on to the next unit.

Core Capabilities

01 — Check repair detail validity

The agent confirms if a damage entry has enough specific info to be actionable.

02 — Summarize total damage costs

It compiles all identified repairs into a single clear list for the unit.

03 — Flag deposit overages

The agent identifies if the total repair costs exceed the initial deposit amount.

04 — Calculate final refund amounts

It determines the exact dollar amount to return to the tenant after deductions.

05 — Prevent negative cost errors

It ensures repair costs are non-negative numbers before they hit the final total.

One Click on Vinkius — From Prompt to Execution

Available at vinkius.com/mcp/security-deposit-deductor — connect your AI agent in three steps.

- 01 Provide the damage list and the total deposit amount to your agent.
- 02 Ask the agent to verify the validity of each repair entry.
- 03 Request the final refund calculation and an itemized summary.

The bottom line is you get a precise, itemized refund amount that protects you from over-deducting.

Built For

This is for landlords and property managers who are tired of the he-said, she-said of security deposit disputes and want a clean, defensible audit trail for every move-out.

Landlord	Property Manager	Real Estate Agent
Handles the math for a single rental unit and needs to ensure they aren't breaking any local laws regarding deposit limits.	Manages high-volume turnovers and needs to quickly verify dozens of repair lists to keep the books balanced.	Coordinates move-out inspections and needs to provide clients with an accurate summary of costs.

What Changes When You Connect

- 01 Avoid over-deducting from deposits by using `get_damage_summary` to see if costs exceed the initial amount.
- 02 Keep your records clean by using `verify_damage_validity` to ensure every repair entry is actually usable.

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- | | |
|-----------|---|
| 03 | Cut down on move-out paperwork by having your agent calculate the final refund automatically. |
| <hr/> | |
| 04 | Reduce tenant disputes by providing a clear, itemized list of damages instead of a single lump sum. |
| <hr/> | |
| 05 | Prevent math errors during high-volume turnovers by letting the MCP handle the final balance calculation. |
-

Real-World Applications

Handling damages that exceed the deposit

A landlord has a \$1,200 deposit and \$1,300 in damages. The agent uses `get_damage_summary` to show the overage and then `calculate_final_refund` to cap the deduction at the deposit limit.

Verifying vague repair claims

A tenant claims a carpet stain was pre-existing. The landlord uses `verify_damage_validity` to see if the repair entry has enough photos or notes to hold up in a dispute.

Processing high-volume turnovers

A property manager is processing 10 move-outs in one day. They feed the damage lists to the agent to get a batch of final refund totals quickly.

Catching data entry errors

A repair bill comes in with a negative number by mistake. The agent catches this using `verify_damage_validity` before it messes up the final math.

Patterns to Avoid

Deducting more than the deposit

✗ AVOID

Subtracting \$2,000 in repairs from a \$1,000 deposit.

✓ INSTEAD

Use `get_damage_summary` to identify the overage and `calculate_final_refund` to cap the deduction at the deposit limit.

Using vague repair notes

X AVOID

Listing 'Wall damage' without a cost or specific location.

✓ INSTEAD

Use `verify_damage_validity` to ensure the entry has actionable information before including it in the final sum.

Manual math errors

X AVOID

Subtracting multiple repair costs one by one and losing track of the total.

✓ INSTEAD

Feed all costs into `calculate_final_refund` to get the final number in one step.

The Right Fit

Use this if you need to automate the math and verification of security deposit refunds for rental properties. It's perfect for landlords who want to avoid legal headaches by ensuring every deduction is backed by valid data. Don't use this if you need to manage the actual repair scheduling or pay the contractors. This tool is for the calculation and verification phase of a move-out, not the physical maintenance work. If you just need a basic calculator, this is overkill; this is for creating an itemized audit trail that can stand up to a tenant's scrutiny. If you need to schedule repairs, use a maintenance management tool instead.

Security Deposit Deductor for Accurate Rental Refund Audits

Move-out day is usually a mess of paper receipts, messy notes, and a lot of 'I thought this was included.' Landlords often find themselves manually subtracting repair costs from deposits, trying not to make a math error that could land them in hot water with a tenant or a court. It involves opening multiple tabs, checking old deposit agreements, and trying to keep the total deduction from exceeding what the tenant actually paid upfront.

This MCP changes that by letting your AI client handle the heavy lifting. You just give it the raw damage list and the deposit amount. It verifies the details, summarizes the costs, and spits out the final refund. You get a professional, itemized breakdown that shows exactly where every cent went, making the move-out process transparent and way faster.

Security Deposit Deductor for Property Management Compliance

Property managers often deal with high-volume turnovers where manual calculation is a recipe for mistakes. One wrong subtraction can lead to a tenant overpaying or a landlord under-collecting, both of which create administrative headaches and potential legal liabilities.

By using this MCP, you move the calculation into an automated workflow. It ensures every deduction is validated against your requirements before the final number is ever generated. It turns a risky manual task into a consistent, auditable process that keeps your books clean.



Security Deposit Deductor 3-Tool Rental Refund Audit

Use these tools to verify repair details, summarize damage costs, and calculate final tenant refunds automatically.

#	TOOL	DESCRIPTION
01	calculate_final_refund	Calculates the exact amount to return to a tenant after all valid deductions are subtracted. This ensures you stay within the original deposit limit.
02	get_damage_summary	Lists all identified damages and flags if the total cost goes over the deposit limit. This provides a clear overview of the move-out costs.
03	verify_damage_validity	Checks if a specific repair entry contains all the necessary details to be considered actionable. This helps prevent disputes over vague damage claims.

See It in Action

Real prompts you can use once this MCP is connected to your AI agent through Vinkius Cloud.

U I have a \$1,500 deposit. The damages are a broken door (\$400), a stained rug (\$200), and a cracked window (\$300). How much is the refund?



Here is the refund breakdown for the \$1,500 deposit:

- **Total Damages:** \$900
- **Items:**
 - * Broken door: \$400
 - * Stained rug: \$200
 - * Cracked window: \$300
- **Final Refund:** \$600

U Can I deduct \$600 for 'general cleaning' from a \$1,000 deposit?



You should verify if 'general cleaning' is a valid, actionable repair entry. Using the verification step, we can check if you have specific photos or a quote. If it's just a general charge without specific evidence, it might be harder to justify if the tenant disputes it.

U The total repair costs for Unit 4B are \$1,100, but the deposit was only \$1,000. What happens?



Since the repair costs exceed the deposit:

- **Deposit Amount:** \$1,000
- **Total Damage Costs:** \$1,100
- **Amount to Deduct:** \$1,000 (Capped at deposit limit)
- **Final Refund:** \$0

Frequently Asked Questions

01 Can the Security Deposit Deductor help me avoid legal issues with tenants?

Yes, it helps by creating an itemized audit trail. By verifying each repair entry and capping deductions at the deposit limit, you have a clear record to show tenants if a dispute arises.

02 How does the Security Deposit Deductor handle damages that cost more than the deposit?

It automatically identifies when costs exceed the deposit. It then calculates the maximum allowable deduction so you don't accidentally try to charge a tenant more than they paid.

03 Can I use the Security Deposit Deductor to verify if my repair notes are detailed enough?

Yes, you can use it to check each repair entry. It ensures you have the necessary information to justify the cost before you include it in the final refund calculation.

04 Does the Security Deposit Deductor do the math for me automatically?

It does. Once you provide the damage list and the deposit amount, it performs all the subtractions and provides the final refund number in one step.

05 Can the Security Deposit Deductor help me with high-volume property management?

It's designed for that. It allows you to quickly process multiple move-out lists, ensuring each one is calculated accurately and consistently without manual math errors.

06 How does the Security Deposit Deductor create an itemized refund list?

It takes your raw damage data and organizes it into a clear summary. This summary shows each individual repair cost, the total, and the final refund amount for the tenant.

07 How does the tool calculate deductions?

It sums all repair costs and subtracts them from the deposit, ensuring the deduction doesn't exceed the original amount.

08 Can I verify a single damage entry?

Yes, use `verify_damage_validity`` to check if a description and cost are valid.

09 What happens if damages exceed the deposit?

The tool identifies that costs are over the deposit and calculates a refund of zero.

Go Live in 60 Seconds

Get your connection token from cloud.vinkius.com, then paste the endpoint URL into any MCP-compatible client.

YOUR MCP ENDPOINT

`https://edge.vinkius.com/[TOKEN]/mcp`

CLIENT	WHERE TO CONFIGURE
 Claude AI	Profile → Customize → Connectors → "+" → Add custom connector → Paste endpoint
 Cursor	Settings → Features → MCP Servers → "+ Add New MCP Server" → Type: SSE → Paste endpoint
 VS Code	Ctrl/Cmd+Shift+P → "MCP: Add Server" → add <code>"security-deposit-deductor": { "url": "..." }</code>
 Windsurf	MCP Settings → <code>mcp_settings.json</code> → Add endpoint URL
 ChatGPT	Settings → Tools & plugins → Add MCP server → Paste endpoint
 Gemini	Extensions → Add MCP Server → Paste endpoint URL

ASK AN AI ABOUT THIS

Let your preferred AI explain this MCP server

-  **Ask ChatGPT** 
-  **Ask Claude** 
-  **Ask Perplexity** 
-  **Ask Gemini** 
-  **Ask Grok** 

READY TO CONNECT

Security Deposit Deductor is live on Vinkius Cloud.

Get your connection token, paste it into your AI agent, and
start building. No SDK. No deployment. Just results.

Start at cloud.vinkius.com →

vinkius.com · support@vinkius.com

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Endpoint	<code>https://edge.vinkius.com/{token}/mcp</code>

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