

# Security Deposit Agreement

Date: \_\_\_\_\_

Received: \$ \_\_\_\_\_ Check # \_\_\_\_\_ Money Order # \_\_\_\_\_

1. Management agrees that, subject to the conditions listed below; this security deposit will be returned.
2. Release of the security deposit is subject to the fulfillment of all of the following provisions:
  - a. The full Term of the Lease has expired.
  - b. A written notice of intent to vacate has been given a full calendar month prior to vacating and the month's rent is paid at the time the notice is given.
  - c. No damage to Leased Premises beyond the normal wear and tear.
  - d. Entire apartment including oven, refrigerator, bathrooms, closets and cabinets are cleaned.
  - e. No unpaid late charges or contraband, delinquent payments or NSF charges are outstanding.
  - f. All keys and parking pass are returned on day apartment is vacated.
  - g. All debris and rubbish have been removed from apartment and outside areas.
  - h. No animals, pets, or children have been found in the Leased Premises at any time during the Lease Term, unless authorized.
  - i. All terms and conditions of the Lease and the Rules and Regulations have been observed.
  - j. Forwarding address has been left with Landlord.
  - k. Resident agrees that apartment will be inspected with Landlord on date of occupancy, and that his/her signature(s) on the CHECK LIST FOR RESIDENTS - MOVE-INS, and Tenant Acknowledges that apartment is accepted as is.
3. The undersigned agrees that this security deposit may not be applied as rent or charges at any time during occupancy. Deposit refunds will be mailed to the forwarding address within thirty (30) days after the Leased Premises are vacated.
4. In the event Resident does not accept the Leased Premises after being approved by Landlord, this deposit shall be forfeited as liquidated damages.

RESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

RESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

RESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

OWNER/AGENT \_\_\_\_\_ DATE \_\_\_\_\_

