**SECURITY DEPOSIT DISCLOSURE FORM**

**Property Address:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Tenant Name(s):** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Landlord/Property Manager Name:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

**1. Purpose of Security Deposit**

The security deposit is collected to cover any potential damages, unpaid rent, or breach of the lease agreement that may occur during the tenancy. This deposit does not represent a payment toward rent and will be returned in accordance with the terms specified below.

**2. Amount of Security Deposit**

The security deposit in the amount of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_ is due upon signing the lease agreement.

**3. Conditions for Return of Security Deposit**

The security deposit will be refunded to the tenant upon vacating the property, subject to the following conditions:

* Full payment of all rent due.
* The property is left in good condition, free of damage beyond normal wear and tear.
* All keys, garage openers, and other property items provided by the landlord are returned.
* No outstanding charges for cleaning or repairs are due.

**4. Deductions from Security Deposit**

The landlord reserves the right to deduct from the security deposit for:

* Unpaid rent.
* Damages to the property beyond normal wear and tear.
* Cleaning costs if the property is not returned in a clean condition.
* Other fees specified in the lease agreement (e.g., late fees, legal fees).

**5. Return of Security Deposit**

In accordance with state law, the security deposit will be returned to the tenant within \_\_\_\_\_\_ days (insert number of days according to local laws) of the tenant’s move-out date, along with an itemized list of any deductions, if applicable.

**6. Additional Terms**

(Include any additional terms regarding the security deposit, such as interest payments, non-refundable portions, or other relevant provisions.)

**7. Acknowledgment**

By signing below, both the landlord and tenant acknowledge the terms of this Security Deposit Disclosure form and agree to abide by its provisions.

**Landlord/Property Manager Signature:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

**Tenant Signature(s):** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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