

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: _____