



Rental Property Security Deposit(s)

Date _____ of _____, 20____

Property Address: _____ ("Premises")

Tenant(s) Name(s): _____

The above named tenants(s) has been accepted to occupy the Premises. The tenant agrees to pay the following deposits and take possession of the Premises on _____ day of _____, 20____ (hereinafter referred to as the "Move-in date").

Security Deposit	\$ _____	
Pet Deposit	\$ _____	
Key Deposit	\$ _____	
Remote Deposit	\$ _____	
Other Deposit(s)	\$ _____	Explanation: _____

If tenant(s) do not take possession for any reason by the Move-in date, the security deposit becomes NON-REFUNDABLE. (If the "Move-in date" is delayed because the Landlord is unable to turn over possession, the deposit will hold the premises until the earliest date the landlord is able to give the Tenant(s) possession.)

All or any portion of the deposit(s) may be used to, as reasonably necessary, to: (1) cure Tenant's default in payment of any Rents (which include Late Charges, NSF fees or other monies due); (2) repair damage—excluding normal wear and tear—caused by Tenant or by tenant's guest, licensee or Pet; (3) clean premises, if necessary, upon termination of tenancy; and (4) replace or return keys, remotes, or other property belonging to Premises.

SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF ANY RENT. If all or any portion of the security deposit is used during tenancy, Tenant agrees to reinstate the total security deposit with _____ days after written notice is delivered to Tenant. Within _____ days after Tenant vacates the Premises, Landlord shall; (a) furnish Tenant a written itemization listing the amount of any security deposit received and the basis for its disposition and supporting documentation as legally required and (b) return any remaining portion of deposit(s) to Tenant(s).

Deposits will not be returned to Tenants have once Premises have been vacated and all keys, remotes and other property belonging to the Premises have been returned to Landlord, or Landlord's duly authorized agent. Any deposit returned by check shall be made out to all Tenants named on this Agreement, or as subsequently modified in writing.

No interest shall be paid on security deposit unless required by law.

We, the undersigned agree to pay the Security Deposit, and all other deposits, as described above, at lease signing.

Tenant Signature Date

Tenant Signature Date

Landlord Signature Date

Use of this form is governed by the terms and conditions set forth by the National Association of Income Property Owners ("NAIPO") at <http://national-aipo.org/terms-of-service/>. This or any other form obtained from the NAIPO is not "State Specific" and in fact many jurisdictions have ordinances that may conflict with or render invalid certain clauses of some forms. Users are advised to seek the advice of an attorney.