

**Security Deposit Agreement**

(This is not a rent receipt) Received from «TenantFirstName» «TenantLastName» : an amount of \$550.00 As security deposit for «ManagementCompany» unit number «TenantStreet2» Located at «TenantStreet», «TenantCity», NY 13205

It is understood and agreed that your security deposit will be processed and returned in a timely fashion (estimate 30 days from move out date). This is subject to the following adjustments and conditions:

1. All terms of lease have been fulfilled.
2. 30 days written notice given landlord prior to lease expiration date.
3. Return check charges, drawing eviction paper fees, outstanding late charges or delinquent rent which remain unsatisfied will be deducted from the security deposit. The inspection form provided to you on move-in will be the basis for any deductions. Carefully inspect your apartment with the rental agent/manager before signing the move in/move out sheet.
4. If there has been no damage to the property at the time of vacating the leased premises beyond normal wear and tear, including without limitation damage caused by the tenant or occupants; the following charges will be deducted from your deposit if we have to clean:
  - a. Refrigerator must be defrosted and clean.-\$15.00-\$30.00
  - b. Stove top, burners, knobs, oven and broiler pans must be scoured & cleaned as near to new as possible.-\$30.00-\$50.00
  - c. Cleaning cupboards in kitchen. If there is contact paper, then it must be removed, there will be an extra charge based on time and material.-\$25.00
  - d. All papers, trash, clothes hangers and food containers removed.-\$35.00
  - e. Trash removal - a charge will be levied for non-recyclable items not covered in item "d". These items include but are not limited to tires, mattresses and all types of furniture, appliances, old vehicles, etc. The amount of this charge will be based on actual cost of removal. This will include towing charges for vehicles or any charges incurred in disposing of vehicle.-\$15.00/man hour
  - f. Bathroom fixtures perfectly clean. (do not use steel wool or scouring pads.) This includes tub enclosure and medicine cabinet.-\$40.00
  - g. Doors, woodwork including baseboards, door casings, window sills, the baseboard heater and walls must be clean.-\$35.00
  - h. Floors must be clean. Linoleum - cleaned and waxed. Carpet - vacuumed and shampooed., wood - cleaned and waxed. There will be a cleaning charge if either item is not done.-\$75.00
  - i. Windows/screens must be cleaned, including sliding glass or balcony doors.-\$5.00/window
  - j. Rug burns and stains that cannot be removed will be charged by time and material. These items are covered under the repairs paragraph of your main lease.-Stain removal & Repair costs are based on size and kind of stain.
  - k. Use only finishing nails or regular picture hooks for hanging mirrors, pictures, etc. Do not use adhesive back hangers and refrain from hanging items from the ceiling without written permission or aid by the onsite personnel.
  - l. Excessive Odor-needs cleaning- \$60.00
  - m. Countertops-knife marks/stains/minor chips/scratches-needs replacement- \$21.00/linear foot
5. Failure to return all keys at the time the premises is vacated.-\$25.00
6. A forwarding address must be left with the management office to allow the portion of the security deposit due to the tenant to be refunded by mail only. This payment will be made payable to the signature on the lease itself. Refunds cannot in no way be picked at the main office.

The undersigned agrees that this security deposit may not be used for any month's rent and that the full monthly rent will be paid on or before the rental due date of every month including the last month of occupancy. If the lease is broken before the expiration date, then security deposit will be forfeited.

Tenant : \_\_\_\_\_

Rental agent/manager: \_\_\_\_\_

Tenant : \_\_\_\_\_