

SECURITY DEPOSIT AGREEMENT

Received from _____ LESSEE

\$ _____ Dollars

as Security Deposit for _____ Atlanta GA 30318 USA
ADDRESS

RELEASE OF SECURITY DEPOSIT IS SUBJECT TO THE FOLLOWING PROVISIONS

1. Full term of lease has expired and all provisions herein complied with.
2. Home is cleaned.
3. No damage to home beyond normal wear and tear.
4. No unpaid utilities, late charges or delinquent rents.
5. Forwarding address left with management.
6. No indentations or scratches in wood or resilient floor caused by furniture or other means. Floor must be restored to the original condition if tack down or wall-to-wall carpeting was installed by lessee.
7. No wall coverings, stickers, scratches or large holes on walls.
8. All keys must be returned.
9. All debris and discards to be placed in proper trash bins in designated area.
10. All building-owned carpeting must be professionally cleaned.

IF THE PREREQUISITE CONDITIONS ARE NOT COMPLIED WITH, LESSEE WILL BE CHARGED THE CURRENT RATES LESSOR IS PAYING TO HAVE ITEMS REPAIRED AND/OR CLEANED.

The cost of labor and materials for cleaning, repairs, removals and replacements, where applicable, or rent loss due to necessary repair time, and numerous other charges based on actual damages will be deducted from the security deposit. See reverse side for charges.

Lessor agrees that subject to the conditions listed above, this Security Deposit will be refunded in full.

Lessee agrees that this Security Deposit may NOT be applied as rent and is fully aware of the provision set forth on this agreement. Lessee further agrees that he will be present for final inspection of apartment.

BY: _____

LESSEE _____

DATE: _____

LESSEE _____

MINIMUM CHARGES

Cleaning

1.	Trash removal	\$ 20.00 per hour
2.	Kitchen:	
	Stove	\$ 50.00
	Refrigerator	\$ 50.00
	Cabinets & Countertops	\$ 50.00
	Floor	\$ 50.00
3.	Bathrooms (each)	
	Toilet	\$ 20.00
	Shower & Tub	\$ 40.00
	Medicine Cabinet	\$ 10.00
	Vanity	\$ 20.00
	Floor	\$ 30.00
4.	Closets (each)	\$ 30.00
5.	Windows (each)	\$ 30.00
6.	Floors	
	Vacuum (each room)	\$ 25.00
	Carpet cleaning (each room)	\$ 90.00
7.	Excessive Cleaning	\$ 30.00 per hour

Decorating

1.	Patching holes: 1/2" to 2"	\$ 20.00 each
2.	Double coating	\$ 40.00 each wall
3.	Removal of wall coverings	\$ 40.00 per hour

Maintenance

1.	Materials plus labor at	\$ 40.00 per hour
2.	Light bulb replacement	\$ 5.00 each