

**RECEIPT FOR FIRST MONTH'S RENT,
LAST MONTH'S RENT AND/OR SECURITY DEPOSIT**
[attach copy to rental agreement]

Funds totaling \$_____ were received from the tenant(s) on the date identified below:

Tenant: _____	Tenant: _____
Address: _____	Address: _____
_____	_____
_____	_____

The funds are for rental of the property at _____,
and are to be applied by the Landlord, _____ as follows:

First Month's Rent: \$_____

Last Month's Rent: \$_____ *[not to exceed first month's rent]*

Security Deposit: \$_____ *[not to exceed first month's rent]*

Purchase And Installation Cost For Lock And Key \$_____

Fee To Rental Agent \$_____

Name Of Person Receiving Payment (if other than Landlord) _____

Date: _____

Signature Of Person Receiving Deposit

NOTICE TO TENANT

Security Deposit. If a security deposit has been received, the Landlord is required to hold the security deposit in a separate interest-bearing escrow account and give the tenant a receipt, identifying the bank and account number. The Landlord is also required to provide the Tenant with a Statement Of Condition of the rental property at the time of receipt of the security deposit or within ten days after commencement of the tenancy, whichever is later. The Tenant has the right to review the Statement Of Condition and indicate agreement or disagreement. If the security deposit is held for more than one year, the Landlord must pay interest each year to the Tenant. Upon termination, the Tenant should provide Landlord with a forwarding address. Within thirty days after termination the Landlord must return the security deposit with interest, less lawful deductions which include unpaid rent. If the owner deducts for damage to the premises, the Landlord shall provide the Tenant with an itemized list with written evidence of actual or estimated repair costs. No amount shall be deducted for damage listed in the Statement of Condition. Upon transfer of the premises, the Landlord shall transfer the security deposit with accrued interest to the new owner.

Last Month's Rent. If the last month's rent has been received, the Landlord is not required to hold that rent in a separate escrow account, but is required to pay interest annually to the tenant at the rate of five percent per year annually (pro-rated for shorter rentals) or pay such lesser interest as is actually received from the bank (if the last month's rent has been held in escrow). Upon termination, the Tenant should provide Landlord with a forwarding address.