

Security Deposit Release and Receipt

1280 Barrington Street
Halifax, Nova Scotia, B3J 1Y5

This security deposit, in the amount of \$ [1/2 of one month's rent] is hereby received by Penny Hamilton, hereafter referred to as LESSOR, from, hereafter referred to as LESSEE, in regard to the leasing of a unit identified as at the residence of 1280 Barrington Street, Halifax, Nova Scotia, B3J 1Y5, hereafter referred to as PREMISES, on the date of:..... [year/month/day]. If deposit is received as cheque, please indicate cheque number here:

Release of the security deposit is subject to the following:

1. Full term of the lease has expired and **all terms of the lease have been complied with**.
2. A sixty (60) day written notice was given to Lessor, or Lessor's agents or assigns by **July 1st** of lease-term.
3. **No water damage to windows**, windows' sill or windows' frame in Lessee's room exists.
4. All of Lessee's and Lessee's guests' personal property is removed from the premises, including personal property which may have been kept at the kitchen, bathroom(s), "Cave Lounge", deck or outside.
5. Lessee's **room is clean**, including, but not limited to, the following:
 - A. All articles of furniture are clean.
 - B. Insides of all drawers and desk cabinet, and closet/wardrobe are clean.
 - C. No posters or wall/ceiling decorations remain, unless previously documented in the "Move In Inspection Report" [Part 8].
 - D. No stickers, scratches, scribing, burn marks or holes remain at the unit or on furniture, unless previously documented in the "Move-In Inspection Report" [Part 8].
 - E. Blinds are clean and functioning correctly.
 - F. Drapes (if applicable) are clean.
 - G. Floors are vacuumed or washed, and free of stains or damage.
 - H. No damage to carpet beyond normal wear and tear.
 - I. All burned out light bulbs are to be correctly replaced (provided).

6. Lessee's cleaning duties, as defined in "Individual Cleaning Duties" [Part 4] are left in a state deemed by Lessor, Lessor's agent or assign as being in **satisfactory and complete** condition.

7. No damage to unit exists beyond normal wear and tear.

8. All unpaid charges are current including, late charges, delinquent payments, cleaning penalty fees and maintenance charges.

9. All keys are returned.

10. All debris and rubbish have been removed from Lessee's room and premises.

11. A written forwarding address has been left with Lessor, or Lessor's agents or assigns (email to: 1280barrington@gmail.com accepted).

Deductions may be made from the security deposit to reimburse Lessor for the cost of repairing any damages to the unit or premises or equipment, or the cost of replacing any of the articles or equipment that may be damaged beyond repair, lost or missing at the termination of the lease. Deductions may also be made to cover any unpaid amounts owed to Lessor for any such damages or loss occurring prior to termination of the lease and for which Lessee has been billed. In the event that such damages or cleaning charges exceed the amount of the security deposit, Lessee agrees to pay all excess costs to Lessor. In the event that there has been a forfeiture of the security deposit, charges for damages and cleaning shall be paid in addition to the amount of the said security deposit. Deductions will also be made to cover any unpaid rental amounts, late fees or cleaning penalty fees. Notwithstanding any other provisions expressed or implied herein, it is especially understood and agreed that the entire security deposit aforesaid shall be automatically forfeited should Lessee vacate or abandon the premises before the expiration of this lease, except where such abandonment occurs during the last month of the term of the lease, Lessee has paid all rent covering the entire term and either party has given the other timely written notice that this lease will not be renewed.

Yes, I have read and understood the above terms and conditions governing the receipt and release of my security deposit.

.....X
 First Lessee's Signature:

.....X
 Lessor, Lessor's Agent or Assign

.....
 Date: [year/month/day]

.....X
 Second Lessee's Signature [if applicable]:

.....
 Please print name of Second Lessee [if applicable]: