

Security Deposit Receipt & Rental Binder

THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.

Received from _____, on the _____ day of _____, 20____, the sum of _____ Dollars, \$ _____, as security deposit on the rental of:

Property To Be Rented

Property located at _____.

Date property is expected to be ready for occupancy _____.

Balance of the deposit is to be paid on or before _____.

First month's rent is to be paid on or before _____.

The total security deposit required is \$ _____, the monthly rent is \$ _____, and the term of the lease will be for _____.

This dwelling will be rented to the Applicant provided that all of the following conditions are met:

1. The Applicant's rental application and credit history satisfy the Manager/Landlord.
2. Within 36 hours of being approved, the Applicant signs the rental agreement offered by the Manager/Landlord, a copy of which the Applicant has received, read, and approved.
3. Applicant pays the total security deposit on or before the date listed above.
4. Applicant pays the first month's rent on or before the date listed above.

This deposit is non-refundable for any reason except the Applicant's rental application and/or credit history do not satisfy the Manager/Landlord, or the property is not ready by the expected date listed above, in which case, all monies received will be refunded within 5 business days of notification.

Signed:

Property Manager/Landlord

Date

Prospective Tenant

Date