

SECURITY DEPOSIT ADDENDUM

DATE: ADDRESS:

RECEIVED FROM:

AMOUNT \$

All security deposit funds are deposited in The Federal Savings Bank

THE RETURN OF SECURITY DEPOSIT OR ANY PORTION THEREOF IS SUBJECT TO THE FOLLOWING TERMS:

1. Full term of the rental agreement/lease has expired.
2. One full calendar month's notice was given prior to vacating the premises, unless the lease or rental agreement provides otherwise.
3. No damage to premises beyond normal wear and tear as determined by the Landlord or agent.
4. The entire premises including, but not limited to, floors, stove, oven, windows, kitchen, bathroom, exhaust fan, closets, walls and cabinets are clean. The refrigerator is to be defrosted, cleaned and unplugged. The refrigerator door is to be left open. The entire stove and oven are cleaned, inside and out (including under the burners and racks). All furniture and belongings are removed.
5. All rugs and carpets furnished by the Landlord are to be professionally cleaned.
6. Any scores, holes, and/or markings on the walls are to be repaired by the Tenant with spackling and touched up with matching paint.
7. All lights, fixtures, and appliances are in place and proper working order.
8. No unpaid late charges, utility bills, or delinquent rent.
9. All debris, rubbish and cast-off materials are to be disposed of properly. All basement, attic, hallways and porch areas are to be clean and free of all debris and/or personal items.
10. All keys are to be returned to the Landlord or Agent.
11. A forwarding address is provided to the Landlord or Agent.
12. All conditions, covenants, and agreements of the Lease have been adhered to.

The costs of labor (not less than \$ 35.00 per hour) and materials for cleaning and repairs will be deducted from the Security Deposit if the above provisions are not met. The Security Deposit or remaining portion will be made payable to and mailed to the forwarding address provided by the Tenant(s) in the Security Deposit Return Form within thirty (30) days after the Tenant has vacated.

The Tenant agrees that this SECURITY DEPOSIT MAY NOT BE APPLIED AS RENT, and that the full monthly rent will be paid on or before the first day of every month.

LANDLORD: _____

TENANT: _____

TENANT: _____

TENANT: _____

TENANT: _____

TENANT: _____

TENANT: _____