

PROVENCAL
DEVELOPMENT, LLC

Security Deposit Receipt

RECEIVED FROM: _____

Make checks and money
orders payable to:
Provencal Development

(**\$**) _____ **and NO/100 Dollars**
CASH /CHECK # /MONEY ORDER

SECURITY DEPOSIT CHECK WRITTEN BY:

FOR THE PROPERTY LOCATED AT: 240__ Brightside Drive Unit # ____

CITY OF: BATON ROUGE STATE OF: LOUISIANA ZIP CODE: 70820

BALANCE OF DEPOSIT: \$ _____ **Dollars DUE ON OR BEFORE MOVE IN.** Owner agrees that subject to the conditions listed below; this security deposit will be returned in full at the discretion of owner or his/her agent/assignee. Undersigned 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 including the last month of occupancy.

RELEASE OF THE SECURITY DEPOSIT IS SUBJECT TO THE FOLLOWING PROVISIONS.

1. **Full term of the lease has expired.**
2. SIXTY day WRITTEN notice was given prior to leaving apartment/house.
3. No damage to property beyond fair wear and tear. If the sheetrock is removed when the tenants take down their personal belongings, then the tenants will be charged for the sheet rock repair & painting of the affected wall (s).
4. Entire apartment/house, including range, exhaust fan, refrigerator, bathroom, closets, cabinets, fireplace, ceiling fans, light fixtures, mini-blinds, windows and window sills, air conditioning filter and grate, are to be clean. Should ANY one or a combination of the above items not be clean, a MINIMUM charge of \$125.00 will be charged.
5. No stickers or scratches or holes on/in walls. All burned out light bulbs to be replaced. The smoke detector batteries must be fresh, which means they should not be beeping or hanging.
6. No damage to carpet beyond normal wear and tear. Carpets will be professionally steam-cleaned upon vacancy. Charge will be deducted from security deposit.
7. The yard must be clean.
8. No unpaid late charges or delinquent rents.
9. All house, mailbox keys and gate cards are to be returned by midnight of the last day of the lease. If any of the above mentioned is not turned in on time you WILL be charged accordingly for gate cards and keys.
10. All debris and rubbish and any discarded items are to be placed in proper rubbish containers and/or discarded.
11. Forwarding address of who paid the deposit to the owner.
12. All terms of the lease are to be complied with.
13. In the event the lease agreement is broken, no portion of the deposit is to be refunded.

_____ By **initialing** here the tenant understands that the move in sheet is the only way that the -landlord will know the condition of the unit at move in. The move in sheet must be returned within fourteen (14) days from the start date of the lease. **If the move in sheet is not returned to the Landlord within in allotted fourteen (14) days, then the tenant is accepting the condition of the unit "as is."**

The costs of labor and materials for cleaning and repairs and delinquent payments will be deducted from Security Deposit if the above 13 provisions are not complied with. The Security Deposit will be refunded by a check, mailed to the forwarding address within sixty (60) days of the last day of the lease agreement, made payable to the person whose name is on the original deposit check. Applicant has deposited herewith the above named sum with Landlord/Owner, which is hereby acknowledged, to be used at owner's discretion and to be refunded as provided in the Lease Agreement. In the event the application is approved and applicant fails to enter into the contemplated lease, owner SHALL retain the said deposit as liquidated damages to cover the cost of taking and processing this application, removing the premises from the market and holding same for applicant. In the event that this application is not approved by the owner, this deposit will be promptly returned to the applicant, less any application fee.

Lessee/Tenant Date

Lessor/Landlord Date

Lessee/Tenant Date

Lessee/Tenant Date

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