

Kathy Richards Management

1044 Rudberg Dr. Suite 2

Hurley, WI 54534

(888) 576-6468

FAX: (906) 932-5158

www.kathyrichards.com

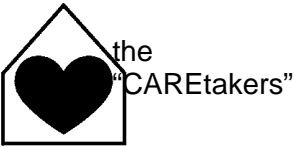
Equal Housing Opportunity

This institution is an equal opportunity provider and employer.

201 South Curry Street

Ironwood, MI 49938

(906) 932-5500



SECURITY DEPOSIT AGREEMENT

I, (We), the undersigned, understand and agree that the security deposit made on Apt. # _____ or any other apartment at _____ is at no time to be considered a payment on the lease entered into between _____, Manager, and _____ dated the _____ day of _____ 20_____.

I, (We), understand that the security deposit is security against and for damages, the condition in which the resident leaves the vacated unit and fulfillment of ALL lease obligations including thirty (30) day written notice of move-out prior to vacating. Tenant initial _____.

Full return of your security deposit may be expected if the following conditions are met:

1. Completion of all terms of lease;
 1. Tenant initial _____
2. All damages are paid in full:
 2. Tenant initial _____
3. That there is no damage to the apartment;
 3. Tenant initial _____
4. It is understood that dirt is not normal wear & tear
 4. Tenant initial _____
5. All appliances are left in a completely clean condition:
 5. Tenant initial _____
6. The refrigerator is left on and set at #2.
 6. Tenant initial _____
7. Carpet is restored to same condition as when accepted by you;
 7. Tenant initial _____
8. That all debris have been removed from apartment;
 8. Tenant initial _____
9. That drawers, cabinets, shelves, etc. are clear of items;
 9. Tenant initial _____
10. Contact paper is not permitted:
 10. Tenant initial _____
11. All keys are turned into the office within 12 hours.
 11. Tenant initial _____
12. Gummed or stick-on picture hangers are not permitted;
 12. Tenant initial _____

13. Additional charges will be made for costs of repairs where screw anchors are used in walls and/or ceiling;

13. Tenant initial _____

14. Apartment will be check for ice cube trays, broilers pans, traverse rods, etc.;

14. Tenant initial _____

15. If any service work is required, and the Lessor has not been notified, which results in permanent damage to the apartment, the damage will be charged to you.

15. Tenant initial _____

It is the Lessor's desire to make full security deposit refunds. Cooperation between the Lessee and the Lessor will make your stay more enjoyable and create a pleasant termination upon your departure. It is to be understood, however, that, in the event any violation of the above items occurs and damages exceed the security deposit, you will be expected to pay any additional amounts remaining over the security deposit together with any attorney's fees that might be incurred in enforcing same.

Lessee signature(s)

date

Manager signature

date

Note to Applicant/Tenant: You do not have to sign this form if either the requesting organization or the organization supplying the information is left blank"