Security Deposit Acknowledgement

If Owner-Employer has current tenants in the property(ies) and has previously collected a security deposit from the tenant either themselves, or through the previous Property Manager, this Security Deposit Acknowledgment, must be completed and returned to the Agent-Employee, FASS Real Estate Services.

This receipt shall acknowledge the receipt of a security deposit from _____ in the amount of $_____ on _____ 20____, for the following premises:

_____

The Landlord's name and address is: _____

The security deposit is held in an account at _____
located at _____.
The amount of the deposit is $_____.

Printed Name: _____ Date: _____ , 20____

Signature: _____

The Ohio Landlord Tenant Law permits a landlord to collect a security deposit to cover the costs of any unpaid rents or damages to the property beyond normal wear and tear. The landlord is required to return the security deposit to the tenant within 30 days after the tenant gives up occupancy and terminates the tenancy. The landlord must provide a written itemization of any costs for repairs or unpaid rent deducted from the security deposit.

If, after 30 days, the landlord does not return the deposit, or if the tenant feels that some portion of the deposit has been wrongfully withheld, the tenant may sue for the amount wrongfully withheld and reasonable attorney's fees. If the tenant has given a written forwarding address, the tenant may sue for double the amount that he/she believes was wrongfully withheld.

If the security deposit is more than one month's rent and the tenant stays more than six (6) months, the landlord must pay interest on the amount that is greater than one month's rent.

Deposit Roll

Please attach a separate sheet if more room is needed.

Address	Tenant	Deposit	Received on	Location