

BAUER PROPERTY MANAGEMENT, LLC

241 W 8<sup>th</sup> Street  
Erie, PA 16501  
Office: (814) 790-4964  
Open: Monday – Friday, 9am to 5pm

Security Deposit Agreement

Date: \_\_\_\_\_

I, \_\_\_\_\_, Tenant, hereby deposits with Bauer Property Management, Landlord, the sum of \$ \_\_\_\_\_ as security prior to occupancy of property located at \_\_\_\_\_ which entire sum Tenant agrees shall be applied as liquidated damages for any breach of conditions or covenants of the lease between the Landlord and Tenant. Tenant further agrees that no portion of the sum deposited by virtue of the agreement shall be used as rent unless Landlord shall so designate in writing. Landlord agrees to refund the deposit to the Tenant after vacating of the premises, and provided that the following conditions and provisions have been met.

1. Full term of the lease has expired.
2. The premises, including range, refrigerator, (defrosted), bathroom, closets and carpeting are clean.
3. No damage to premises, interior walls, floors and carpeting beyond normal wear and tear.
4. No unpaid utility bills or rent outstanding.
5. All keys and passes have been returned to Landlord, and forwarding address provided.
6. Landlord has made an inspection of the premises (to be done within ten (10) days of vacating by Tenant) and issued a Security Deposit Disposition Report.

Any deductions made from the security deposit as a result of the Landlord's inspection and shown on Security Deposit Disposition Report shall not prejudice any future claims of the Landlord for actual damages and/or the rent in excess of the security deposit. Refund to be made to Tenant within thirty (30) days of vacating premises, unless another Tenant is still occupying, in which case, refund will be made within the time limit after last person has vacated and we can access any damage completely.

Bauer Property Management

\_\_\_\_\_ Tenant,

\_\_\_\_\_ Cell #

\_\_\_\_\_ E-Mail

RECEIVED of \_\_\_\_\_ the sum of \$ \_\_\_\_\_ on

the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, which shall be returned in accordance with the above provision.

Landlord \_\_\_\_\_

By \_\_\_\_\_