



ST JOHN'S PLACE

SENIOR LIVING

Security Deposit Agreement

Name of Tenant on the Rental Agreement: _____

Address: _____

In order that no misunderstandings arise concerning the security deposit, it is the purpose of this addendum to inform the resident of the terms under which the security deposit will be returned. The policy is summarized as follows:

1. The Security Deposit is **not** considered rent at any period and under no circumstances can it be used as last month's rent. It is to be returned to the resident, subject to the following provisions:
 - a. The full term of the rental agreement has expired.
 - b. A full calendar month's notice was given prior to vacating the unit (30 days prior to the periodic monthly rental date, which is the first day of each month).
 - c. There is no damage to the unit beyond normal wear and tear; that is, the unit is in an equivalent condition as when rented.
 - d. Closets and cupboards are empty and clean. Ranges are clean and free of grease. All food is removed and shelves and racks cleaned.
 - e. The walls, wall-tec, and paint are in good condition. There are no stickers, deep scratches, or holes in the walls, and no contact paper or any unauthorized wall coverings. (Small finish nail holes are allowed, provided that the holes are filled when the unit is vacated.)
 - f. There are no unusual indentations or deep scratches on the floor. Floors must be swept and mopped; carpets must be vacuumed.
 - g. There are no unpaid charges, unpaid utilities, or delinquent rent. (The city/utility companies certify that all utilities have been paid.)
 - h. All keys have been returned to the management agent.
 - i. A forwarding address has been left with the management agent.
 - j. All trash is removed from the unit and placed in designated container(s) for trash pick up in the hallway by the laundry. If there are larger items, they must be taken to the dumpster located south of the Suite B entrance.
 - k. All windows have been closed and locked.
2. There will be a replacement charge if the following items are missing, damaged, or inoperative:

a. Light bulbs	h. Range/refrigerator shelves/racks
b. Light fixtures/globes	i. Sink stoppers
c. Windows	j. Glass refrigerator trays
d. Screens/blinds	k. Smoke detectors/batteries
e. Carpet	l. Microwave
f. Tile and floor coverings	m. Other items as specified
g. Switch plate covers	
3. Units will be inspected when all household effects have been removed and the keys returned to the management agent. Inspection of units can be done only during normal business hours. If cleaning the unit is necessary beyond normal wear and tear, added charges will be applied against the security deposit.
4. In the event charges are added, they will be deducted from the security deposit before refunding. An itemized recap of deductions will be provided. Any charges not covered after deducting the security deposit will be billed to the resident's forwarding address.

5. When vacating the unit, the resident must move prior to or on the agreed upon date. A full month's rent is due if the resident elects to stay any part of another month. There will be no refunds. The security deposit is automatically lost if 30 days' written notice is not provided or if the agreed upon date is not fulfilled.
6. The security deposit will be refunded only by check mailed to the forwarding address. The check will be addressed jointly to all persons who signed the lease. Thirty days are allowed for processing.
7. We may change these regulations from time to time as may be needed to protect the property and to add to your enjoyment of it.
8. **Smoking is not allowed in the building.** Smoking is allowed on the outside premises. Cigarette butts will be disposed of properly. The resident must understand and agree that any damage caused by or related to cigarette, pipe, or cigar smoking or any tobacco product shall not be normal wear and tear. The owner may deduct from the resident's security deposit for all damages and/or costs for the cleaning and repairing of any damage caused by or related to any tobacco product, including but not limited to the deodorizing of the unit, sealing and painting the walls and ceilings, and repairing or replacing of carpeting and/or padding. The cost of the damages over and above the security deposit will be the responsibility of the tenant.

The resident will hereby deposit **\$1,000 (either at the time of reservation or rental)** to be held by the management as a security deposit as written in this document.

Resident

Management

Resident

Date