

CPM Homes

13815 Point Douglas Drive, Hastings, MN 55033

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Security Deposit Agreement

\*NOTE: This is not a rent receipt

Received from \_\_\_\_\_ \$ \_\_\_\_\_ Dollars

As Security Deposit for Apartment# \_\_\_\_\_ at \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ for \_\_\_\_\_ occupancy.

Management agrees that subject to the conditions listed below, the Security Deposit will be returned in full.

Undersigned agrees that this **Security Deposit may not be applied to rent**, and that the full monthly rent will be paid on or before the first day of each month including the last day of occupancy.

\_\_\_\_\_  
**Manager** \_\_\_\_\_ **Date** \_\_\_\_\_ **Applicant** \_\_\_\_\_ **Date** \_\_\_\_\_

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

1. A minimum of Twelve (12) month's occupancy must have expired.
2. A written sixty day (60) notice to vacate must be given before the first day of the month. The rent payment, in full, must accompany the notice. No notice to vacate shorter than the above mentioned will be accepted.
3. No damage to property other than ordinary wear and tear.
4. Entire apartment including range, refrigerator, exhaust fan, air conditioner, bathroom, closets, window blinds, light fixtures and cabinets must be clean. Carpets must be shampooed.
5. No unpaid charges or delinquent rents.
6. All apartment, security, garage, laundry room and mailbox keys returned.
7. All debris, rubbish, and discards are placed in proper disposal containers.
8. Full forwarding address left with management.
9. Applicant will forfeit entire sum of deposit if they fail to acknowledge management approval within 48 hours OR fail to execute the lease on the date set up with management.
10. If applicant has put down a deposit and has not been approved full deposit will be refunded.
11. If Management cannot provide the apartment to resident at the start of the lease, resident cannot sue management for any resulting damages but resident will not start paying rent until he/she gets possession of the apartment.

The security will be refunded by check and mailed to the forwarding address.  
*Refunds cannot be picked up at the office.*