

# Reserve at the Falls

29 University Estates Boulevard  
Athens, Ohio 45701  
740.566.4400

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

## Security Deposit Agreement

Received from \_\_\_\_\_ (RESIDENT), in the amount of  
\$ \_\_\_\_\_ which is the total security deposit for The Reserve at the Falls, at  
\_\_\_\_\_ University Estates Boulevard, Apt # \_\_\_\_\_, Athens, Ohio 45701

Release of security deposit is subject to the following provisions:

1. Full term of lease (from \_\_\_\_\_ to \_\_\_\_\_) has expired;
2. A 90-day written notice of intent to vacate has been filled out in the office;
3. No damages to the property were documented;
4. Entire apartment (including but not limited to: appliances, bathrooms, closets, cabinets, baseboards, windows, carpets, hard floors, light globes, vent hood, A/C vents, utility closet, windows, and switch plate covers) are all cleaned thoroughly. **Carpets must be professionally cleaned upon move out** at the cost of the Resident and will be charged against the deposit.
5. No unpaid rent, late fees, or utility balances exist;
6. All keys returned to Management. Unreturned keys will result in \$25.00 (each) charge;
7. All trash, furniture, personal items, etc. must be removed;
8. Forwarding address left with management prior to move out;
9. Follow all instructions on the move out check sheet and Lease Agreement

I understand and agree to all of the above terms and conditions.

RESIDENT \_\_\_\_\_  
RESIDENT \_\_\_\_\_  
RESIDENT \_\_\_\_\_

DATE \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_

MANAGEMENT \_\_\_\_\_

DATE \_\_\_\_\_