

RECEIPT OF SECURITY DEPOSIT

THIS AGREEMENT made and entered into between _____,
"Landlord" and _____, _____, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: _____

In accordance with Maryland Code 8-203.1; Tenant is being provided with this receipt for the payment of a security deposit along with list of the tenant's rights concerning security deposits. Landlord has received from the Tenant a security deposit in the amount of \$ _____. Tenant has the following rights:

1. Tenant has the right to have the Leased Premises inspected by the Landlord in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the Tenant so requests by certified mail within 15 days of the Tenant's occupancy.
2. The Tenant has the right to be present when the Landlord inspects the Leased Premises at the end of the tenancy in order to determine if any damage was done to the Leased Premises, if the Tenant notifies the Landlord by certified mail at least 15 days prior to the date of the Tenant's intended move, of the Tenant's intention to move, the date of moving, and the Tenant's new address.
3. The Landlord is obligated to conduct a move-out inspection within 5 days before or after the Tenant's stated date of intended moving.
4. The Landlord' is obligated to notify the Tenant in writing of the date of the inspection.
5. The Tenant has right to receive, by first class mail, delivered to the last known address of the Tenant, a written list of the charges against the security deposit claimed by the Landlord and the actual costs, within 45 days after the termination of the tenancy.
6. The Landlord is obligated to return any unused portion of the security deposit, by first class mail addressed to the Tenant's last known address within 45 days after the termination of the tenancy.
7. Tenant understands that the failure of the Landlord to comply with the security deposit law may result in the Landlord being liable to the tenant for a penalty of up to 3 times the security deposit withheld, plus reasonable attorney's fees.
8. The landlord will retain a copy of the receipt for a period of 2 years after the termination of the tenancy, abandonment of the premises, or eviction of the Tenant, as the case may be.
9. The landlord shall be liable to the Tenant in the sum of \$25 if the Landlord fails to provide a written receipt for the security deposit to the Tenant.

_____ Landlord	_____ Date
_____ Tenant	_____ Date
_____ Agent	_____ Date

_____ Landlord	_____ Date
_____ Tenant	_____ Date
_____ Agent	_____ Date