

WILDWOOD DEVELOPMENT,L.L.C.

708 Emmett Ave.

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SECURITY DEPOSIT AGREEMENT

Received from _____, \$ _____ toward Security Deposit for
Wildwood Apartments, _____, Unit # _____, Oacoma /Chamberlain,S.D.

THIS SECURITY DEPOSIT AGREEMENT SHALL GOVERN YOUR REFUND OF THE DEPOSIT AND SHALL APPLY TO RENEWALS AND/OR EXTENSIONS OF THE LEASE. THE SECURITY DEPOSIT WILL BE REFUNDED ONLY AFTER EACH AND ALL OF THE FOLLOWING CONDITIONS HAVE BEEN MET AND AFTER THE APPROPRIATE DEDUCTIONS, IF ANY HAVE BEEN MADE:

CONDITIONS OF REFUND

NOTICE: A 30 day written notice must be given of intent to vacate prior to the expiration date of the Lease term, renewal period or extension.

FULL TERM: The full term of the Lease (or any renewal or extension thereof) must have ended.

RENT PAID: All rents must be paid in full through the end of the Lease term or through the end of the month at time of move-out. **The security deposit may not be applied to the last months' rent.**

NO HOLDING OVER: Tenant must **not** remain in the unit beyond the date given as the vacate date without written permission from Landlord.

FORWARDING ADDRESS: Tenant must provide a forwarding address to receive a refund of the security deposit.

CLEANING REQUIREMENTS: The entire apartment , including the kitchen and laundry appliances, must be cleaned thoroughly. Exterior areas, such as patios, balconies and garages must also be cleaned and swept.

DEDUCTIONS FROM SECURITY DEPOSIT: The Landlord may, upon termination of the Lease, apply the security deposit at his discretion towards payment arrearages or damages to the apartment/garage. Other deductions include, but not limited to, unreturned keys/garage door openers, unpaid late charges and NSF checks, plus any and all damages caused by Tenants pet if applicable. **Wildwood management will have the carpets professionally cleaned at the end of Lease, and deduct from the security deposit.**

FORFEITURE OF THE SECURITY DEPOSIT: Forfeiture of the security deposit will be imposed for breach of the terms of the Lease.

SPECIAL PROVISIONS: _____

Wildwood Development L.L.C.

Tenant

by: _____
