

Westview Village Apartments  
511 Westview Drive #313, Hastings, MN 55033  
651-437-7805 / Fax 651-480-0191 [www.cpm-homes.com](http://www.cpm-homes.com)

## Security Deposit Agreement

**\*NOTE: This is not a rent receipt\***

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

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

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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

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

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

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

1. A minimum of \_\_\_\_\_ (\_\_\_\_\_) 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. If applicant has put down a deposit and approval has been given the applicant must sign lease or forfeit deposit.
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.*