BAUER PROPERTY MANAGEMENT
STUDENT HOUSING

241 W 8th St. Erie, PA 16501
Erie, PA 16501
(814) 860-1641 / (814) 434-2505

Security Deposit Agreement

Date: _____

I, _____, Tenant, herby deposits with Bauer Property Management, Landlord, the sum of **$ 500.00** as security prior to occupancy of property located at _____which entire sum Tenant agrees shall be applied as liquidated damages for any breach of conditions or covenants of the lease between the Landlord and Tenant. Tenant further agrees that no portion of the sum deposited by virtue of the agreement shall be used as rent unless Landlord shall so designate in writing. Landlord agrees to refund the deposit to the Tenant after vacating of the premises, and provided that the following conditions and provisions have been met.

1. Full term of the lease has expired.
2. The premises, including range, refrigerator, (defrosted), bathroom, closets and carpeting are clean.
3. No damage to premises, interior walls, floors and carpeting beyond normal wear and tear.
4. No unpaid utility bills or rent outstanding.
5. All keys have been returned to Landlord, and forwarding address provided.
6. Landlord has made an inspection of the premises (to be done within ten (10) days of vacating by Tenant) and issued a Security Deposit Disposition Report.

Any deductions made from the security deposit as a result of the Landlord's inspection and shown on Security Deposit Disposition Report shall not prejudice any future claims of the Landlord for actual damages and/or the rent in excess of the security deposit. Refund to be made to Tenant within thirty (30) days of vacating premises, unless another Tenant is still occupying, in which case, refund will be made within the time limit after last person has vacated and we can assess any damage completely.

Bauer Property Management

_____Tenant,

_____Cell #

RECEIVED of _____ the sum of $_____, on the _____ day of _____, 2007, which shall be returned in accordance with the above provision.

Landlord _____

By _____