

SECURITY DEPOSIT ESCROW HOLDBACK AGREEMENT

Date: [Insert Date]

Property Address: [Insert Full Property Address]

Landlord/Lessor: [Insert Landlord Name]

Tenant/Lessee: [Insert Tenant Name]

This Agreement confirms that a portion of the Tenant's security deposit shall be held back in escrow following the termination of the lease agreement dated [Insert Lease Start Date].

1. HOLDBACK AMOUNT: The Landlord shall retain the sum of \$[Insert Amount] (the "Holdback Amount") from the Tenant's original security deposit.

2. PURPOSE OF HOLDBACK: The Holdback Amount is being retained specifically for the completion of the following items:

- [Insert specific repair, cleaning item, or utility bill pending]
- [Insert specific repair, cleaning item, or utility bill pending]

3. CONDITIONS FOR RELEASE: The Landlord agrees to release the remaining balance of the Holdback Amount to the Tenant once the following conditions are met:

- Verification of final utility payments.
- Completion of repairs by licensed contractors.
- Receipt of final invoices for the items listed above.

4. TIMELINE: The Landlord shall provide an itemized statement and refund any remaining funds to the Tenant no later than [Insert Number of Days] days from the date of this agreement.

5. DISBURSEMENT: Payments will be sent to the Tenant's forwarding address:
[Insert Tenant Forwarding Address]

By signing below, both parties agree to the terms of this escrow holdback.

Landlord Signature: _____
Print Name: [Insert Landlord Name]

Tenant Signature: _____
Print Name: [Insert Tenant Name]