RENT AND SECURITY DEPOSIT RECEIPT

TO: ______________________________________ RE: ______________________________________

Lessee

____________________________________

Address

____________________________________

City   Zip

____________________________________

Address

____________________________________

City   Zip

We hereby acknowledge receipt of your check #___________ in the amount of $__________ to be applied as
follows:
1. First Month’s Rent ____/____/____ through ____/____/____
2. Last Month’s Rent
3. Purchase or Installation cost for a key and lock
4. Security Deposit (see attached condition form)

SECURITY DEPOSIT

A. The Lessor acknowledges receipt from the Lessee of $_______________ (an amount not to exceed one
month’s rent) to be held by the Lessor during the term hereof, or any extension or renewal, as a security deposit
pursuant to the terms hereof; it being understood that THIS IS NOT TO BE CONSIDERED PREPAID RENT, nor
shall damages be limited to the amount of the security deposit.

B. The Lessor acknowledges that, subject to damages prescribed by law, he shall, within thirty (30) days after
the termination of this lease or upon the Lessee’s vacating the premises completely together with all his goods
and possessions, whichever shall last occur, return the security deposit or any balance thereof, and any interest
thereon, if due, after deducting
   (1) Any unpaid rent which has not been validly withheld or deducted pursuant to the provisions of any
       special or general law; and
   (2) Any unpaid increase in real estate taxes which the Lessee is obligated to pay pursuant to a tax
       escalation clause which conforms to the requirements of Mass. General Laws, Chapter 186, Section 15C; and

   (3) A reasonable amount necessary to repair any damage caused to the premises by the Lessee or any
       person under the Lessee’s control or on the premises with the Lessee’s consent, reasonable wear and tear
       excluded. In the case of such damage, the Lessor shall provide the Lessee within thirty (30) days with an
       itemized list of damages, sworn to by the Lessor or his agent under pains and penalties of perjury, itemizing in
       precise detail the nature of the damage and of the repairs necessary to correct it, and written evidence, such as
       estimates, bills, invoices or receipts, indicating the actual or estimated cost thereof.

C. The Lessor must submit to the Lessee a separate written statement of the present condition of the
premises, as required by law. If the Lessee disagrees with the Lessor’s statement of condition, the Lessee must
attach a separate list of any damage existing in the premises and return the statement to the Lessor. No amount
shall be deducted from the security deposit for any damage which was listed in the statement of condition or in
any separate list submitted by the Lessee and approved by the Lessor or the Lessor’s agent, unless the Lessor
subsequently repaired or caused to be repaired said damage and can prove that the renewed damage was
unrelated to the prior damage and was caused by the Lessee or by any person under the Lessee’s control or on
the premises with the Lessee’s consent.

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whole or in part in any manner whatsoever without the prior
express written consent of the Greater Boston Real Estate Board.
D. If the Lessor transfers the premises, the Lessor must transfer the security deposit or any balance thereof, and any accrued interest, to the Lessor’s successor in interest for the benefit of the Lessee.

As required by law, the security deposit is presently or will be held in a separate, interest-bearing account.

(number_______________________) at__________________________________________________________

Bank

Address    City    Zip

If the security deposit is held for one year or longer from the commencement of the tenancy, the Lessee shall be entitled to interest on the amount of the security deposit at the rate of five percent (5%) per year, or such lesser amount as may be received from the bank, payable at the end of each year of the tenancy.

LAST MONTH’S RENT

Pursuant to applicable law, the tenant is entitled to interest on last month’s rent paid in advance from the date of tenancy, payable at the end of each year of tenancy and prorated upon termination. Interest shall not accrue for the last month for which rent was paid in advance. The rate of interest payable on last month’s rent is 5%, provided however that if the landlord elects to deposit last month’s rent in a bank account, interest will be limited to any lower rate actually paid by the bank. The tenant should provide the landlord with a forwarding address at the termination tenancy indicating where such interest may be given or sent.

Date received _____/_____/_____.  Authorized Signature: _________________________________

Lessor/Agent

__________________________________________
Lessor

__________________________________________
Address

__________________________________________
City    Zip

__________________________________________
Phone

__________________________________________
Agent

__________________________________________
Address

__________________________________________
City    Zip

__________________________________________
Phone