

Arizona Security Deposit Receipt

General template, not legal advice. Have a Arizona attorney review before use. Last reviewed October 29, 2026.

This receipt confirms that the landlord received a security deposit from the tenant named below for a home located in Arizona.

1. Parties and property

Landlord or agent name

Landlord address for notices

Tenant name or names

Property address and unit

Lease start date

Lease end date or month to month

2. Payment received

Item	Amount	Date received	Payment method and reference
Security deposit			
Pet deposit, if any			
Key or other refundable deposit			
Total refundable deposits			

These amounts are refundable deposits, not rent and not fees. The tenant may not use them as the last month's rent unless the landlord agrees in writing.

Deposit limit in Arizona: A landlord may not require security, including prepaid rent, above one and a half months of rent, although a tenant may choose to prepay more. (A.R.S. section 33-1321)

3. Where the deposit is held

The deposit is held at _____ (Bank name and city, or not required) in _____ (Account type, such as a separate deposit account, interest bearing or not).

Holding account rules: _____ (check the rule in Arizona)

Interest on deposits: _____ (check the rule in Arizona)

Receipt or notice requirements in Arizona: The purpose of any nonrefundable fee must be stated in writing; any fee or deposit not labelled nonrefundable is refundable. (A.R.S. section 33-1321)

4. Return of the deposit

After the tenancy ends and the tenant returns possession, the landlord may deduct only what the lease and Arizona law allow, such as unpaid rent, the cost of repairing damage beyond normal wear and tear, and cleaning needed to restore the move-in condition. The landlord will send the balance with an itemized statement of any deductions to the tenant's forwarding address within the deadline the law sets.

Deposit return deadline in Arizona: Within 14 days, not counting weekends and legal holidays, after the tenancy ends, possession is returned and the tenant asks for it, the landlord must send the refund and an itemized list of deductions. (A.R.S. section 33-1321)

Itemization rules in Arizona: The itemized list goes by first class mail to the tenant's last known address unless agreed otherwise in writing, and the tenant has 60 days to dispute it. (A.R.S. section 33-1321)

5. Move-in condition

A move-in condition checklist _____ (Was or was not) completed on _____ (Date). The tenant should note existing damage in writing within _____ (Days) days after moving in, and both parties should keep dated photos.

6. Signatures

Landlord or agent signature

Tenant signature

Printed name

Printed name

Date

Date

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