

Illinois Security Deposit Receipt

General template, not legal advice. Have a Illinois 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 Illinois.

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 Illinois: Illinois law does not cap the amount of a security deposit statewide. (Security Deposit Return Act (765 ILCS 710))

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 Illinois)

Interest on deposits in Illinois: Landlords with 25 or more units in a building or complex must pay interest on deposits held more than six months. (Security Deposit Interest Act (765 ILCS 715/1))

Receipt or notice requirements: _____ (check the rule in Illinois)

4. Return of the deposit

After the tenancy ends and the tenant returns possession, the landlord may deduct only what the lease and Illinois 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 Illinois: To keep any part of the deposit for damage, the landlord must send an itemized statement within 30 days after move out; otherwise the full deposit is due within 45 days. (765 ILCS 710/1)

Itemization rules in Illinois: The statement must list each item of damage with its cost and include paid receipts, or the receipts must follow within 30 days if estimates were used. (765 ILCS 710/1)

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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