

Maryland Security Deposit Receipt

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

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 Maryland: A security deposit may not exceed one month's rent per unit, with a limited exception up to two months' rent for tenants in a state utility assistance arrangement. (Md. Code, Real Property 8-203)

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 in Maryland: Deposits must be placed within 30 days in a dedicated account at a Maryland branch of a federally insured institution, or in insured certificates of deposit. (Md. Code, Real Property 8-203)

Interest on deposits in Maryland: Deposits of \$50 or more earn simple interest at the one year U.S. Treasury rate set at the start of each year, or 1.5 percent, whichever is greater. (Md. Code, Real Property 8-203)

Receipt or notice requirements in Maryland: The landlord must give a written deposit receipt, which can be part of the lease, explaining the tenant's right to a move in inspection on request within 15 days and to attend the move out inspection. (Md. Code, Real Property 8-203 and 8-203.1)

4. Return of the deposit

After the tenancy ends and the tenant returns possession, the landlord may deduct only what the lease and Maryland 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 Maryland: Within 45 days after the tenancy ends, the landlord must return the deposit with interest, less any amounts properly withheld. (Md. Code, Real Property 8-203)

Itemization rules in Maryland: If any amount is kept, the landlord must mail a written list of the damages with an itemized statement of costs within 45 days, or lose the right to withhold. (Md. Code, Real Property 8-203)

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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