

North Carolina Security Deposit Receipt

General template, not legal advice. Have a North Carolina 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 North Carolina.

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 North Carolina: A deposit may not exceed two weeks of rent for a week-to-week tenancy, one and a half months for month-to-month, and two months for longer terms. (N.C. General Statutes section 42-51)

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 North Carolina: The deposit must be kept in a trust account at a licensed, federally insured institution, or the landlord may instead post a bond from an insurer licensed in North Carolina. (N.C. General Statutes section 42-50)

Interest on deposits: _____ (check the rule in North Carolina)

Receipt or notice requirements in North Carolina: Within 30 days after the lease begins, the landlord must give the tenant the name and address of the bank holding the deposit or the insurer providing the bond. (N.C. General Statutes section 42-50)

4. Return of the deposit

After the tenancy ends and the tenant returns possession, the landlord may deduct only what the lease and North Carolina 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 North Carolina: The landlord must return the deposit, with an itemized list of any damage, within 30 days after the tenancy ends, or send an interim accounting then and a final one within 60 days if the claim is not yet known. (N.C. General Statutes section 42-52)

Itemization rules in North Carolina: Deductions must be itemized in writing, may not cover normal wear and tear, and may not exceed the landlord's actual damages. (N.C. General Statutes section 42-52)

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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