Ohio Security Deposit Receipt

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

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 Ohio: State law does not limit the amount of a security deposit. (Revised Code section 5321.16)

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 Ohio)

> Interest on deposits in Ohio: When a tenant stays six months or more, the landlord pays 5 percent yearly interest on the part of the deposit above one month's rent or 50 dollars, whichever is greater. (Revised Code section 5321.16)

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

4. Return of the deposit

After the tenancy ends and the tenant returns possession, the landlord may deduct only what the lease and Ohio 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 Ohio: The landlord has 30 days after the lease ends and the tenant gives back possession to return the deposit or send a written list of deductions with any balance. (Revised Code section 5321.16)

> Itemization rules in Ohio: Every deduction must be itemized in a written notice, and the tenant should give a forwarding address in writing to keep the right to damages. (Revised Code section 5321.16)

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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