Pennsylvania Security Deposit Receipt

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

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 Pennsylvania: During the first year of a lease the deposit may not exceed two months of rent, and from the second year or a renewal on, one month. (Landlord and Tenant Act of 1951, section 511.1)

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 Pennsylvania)

> Interest on deposits in Pennsylvania: After the second anniversary, a deposit over 100 dollars earns interest for the tenant, paid yearly, less a 1 percent administrative fee the landlord may keep. (Landlord and Tenant Act of 1951, section 511.2)

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

4. Return of the deposit

After the tenancy ends and the tenant returns possession, the landlord may deduct only what the lease and Pennsylvania 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 Pennsylvania: Within 30 days after the lease ends or the tenant surrenders the unit, the landlord must return the deposit or send a written list of damages with the balance. (Landlord and Tenant Act of 1951, section 512)

> Itemization rules in Pennsylvania: A landlord who misses the 30 day written list loses the right to keep any part of the deposit and to sue for damages; the tenant must give a forwarding address in writing. (Landlord and Tenant Act of 1951, section 512)

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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