Tennessee Security Deposit Receipt

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

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: _____ (check the rule in Tennessee)

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 Tennessee: Landlords who take deposits before move in must keep them in an account used only for deposits at a bank or lending institution regulated by the state or federal government. (Tenn. Code Ann. 66-28-301(a))

> Interest on deposits: _____ (check the rule in Tennessee)

> Receipt or notice requirements in Tennessee: At signing, the landlord discloses the location of the deposit account but does not have to give the account number. (Tenn. Code Ann. 66-28-301)

4. Return of the deposit

After the tenancy ends and the tenant returns possession, the landlord may deduct only what the lease and Tennessee 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: _____ (check the rule in Tennessee)

> Itemization rules in Tennessee: Charges against the deposit are based on a written list of damage and estimated repair costs, made at a move out inspection the tenant may attend or sent on the tenant's written request. (Tenn. Code Ann. 66-28-301)

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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