

Texas Security Deposit Receipt

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

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 Texas: State law does not limit how much a landlord can charge as a security deposit. (Texas Property Code chapter 92, subchapter C)

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 Texas)

Interest on deposits: _____ (check the rule in Texas)

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

4. Return of the deposit

After the tenancy ends and the tenant returns possession, the landlord may deduct only what the lease and Texas 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 Texas: Once the tenant gives up possession, the landlord has 30 days to send back the deposit along with a written account of anything kept. (Property Code section 92.103)

Itemization rules in Texas: Deductions need a written description and itemized list, and the landlord is not obligated to refund until the tenant gives a written forwarding address. (Property Code sections 92.104 and 92.107)

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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