

Washington Security Deposit Receipt

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

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 Washington)

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 Washington)

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

Receipt or notice requirements in Washington: No deposit may be collected unless the lease is in writing and the written move in checklist has been given to the tenant. (RCW 59.18.260)

4. Return of the deposit

After the tenancy ends and the tenant returns possession, the landlord may deduct only what the lease and Washington 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 Washington: The landlord has 30 days after the tenancy ends and the tenant moves out to return the deposit or send a full and specific statement of the reasons for keeping any part. (RCW 59.18.280)

Itemization rules: _____ (check the rule in Washington)

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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