

STATEMENT OF DISPOSITION OF DEPOSITS AND ACCOUNTING



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. Date of Termination of Tenancy and Delivery of Possession: _____

2. To: _____ and All Occupants

3. Premises: _____

4. Pursuant to A.R.S. §33-1321(D) the following discloses to you the disposition of your deposits* and provides an itemized list of all deductions from your deposits.

6. **Refundable Security Deposits**

- 7. Security Deposit \$ _____
- 8. Pet Deposit \$ _____
- 9. Cleaning Deposit \$ _____
- 10. Credits _____ \$ _____
- 11. Other _____ \$ _____

12. **TOTAL** \$ _____

13. **Non-refundable Charges**

- 14. Cleaning Fee \$ _____
- 15. Redecorating Fee \$ _____
- 16. Pet Fee \$ _____
- 17. Re-Key Fee \$ _____
- 18. Other _____ \$ _____

19. **TOTAL** \$ _____

20. **ITEMIZED LIST OF DEDUCTIONS**

- 21. Unpaid rent from _____ to _____* \$ _____
MO/DA/YR MO/DA/YR
- 22. Late Charges* \$ _____
- 23. Damages \$ _____
- 24. Cleaning \$ _____
- 25. Unpaid utilities* \$ _____
- 26. Yard Maintenance* \$ _____
- 27. Pool Maintenance* \$ _____

28. **Other costs incurred permitted by Arizona law and/or the lease***

- 29. Advertisement and/or commission to re-rent* \$ _____
- 30. Other _____ \$ _____
- 31. Other _____ \$ _____
- 32. Other _____ \$ _____
- 33. Other _____ \$ _____

34. Judgment attached if applicable

35. **TOTAL** \$ _____

36. **AMOUNT OF REFUNDABLE DEPOSITS** \$ _____

37. (Negative number indicates Balance Due to Landlord)**

>>

Statement of Disposition of Deposits and Accounting >>

38. * If applicable and in accordance with the Lease Agreement and/or A.R.S. §33-1370, the referenced amount has been calculated
39. through the end of the Lease Agreement or until the date on which the Premises was re-rented, whichever date is earlier. If
40. calculated through the end of the Lease term and the Premises is re-rented prior to expiration of the Lease Agreement, the
41. amount owed will be reduced accordingly. If any amounts set forth above are estimates and the actual cost is less than the
42. estimate an updated disposition and refund will be forwarded to you; if the actual cost is greater than the estimate an updated
43. disposition and demand will be forwarded to you.

44. ** Demand is hereby made for full payment of the balance due plus payment of any Judgments entered against you (if applicable)
45. within ten days of this Notice. Your refundable deposits will be applied to the foregoing amounts first and then, if appropriate,
46. toward payment of the Judgment (if applicable).

47. This statement is an attempt to collect a debt. Any information obtained will be used to collect the debt owed. Unless you dispute
48. the validity of the debt, or any portion thereof, within 30 days of the receipt of this statement, it will be assumed to be valid. If your
49. dispute of the debt is received in writing, debt verification or a copy of judgment will be obtained and mailed to you. If requested in
50. writing within 30 days of receipt of this statement, the original creditor's name and address will be provided. Pursuant to 15 U.S.C. §
51. 1692E(11), please be advised that this communication is from a landlord or property manager, which may, in this case, be acting as
52. or on behalf of a debt collector.

53. **Landlord/Property Manager**

54. _____
^ LANDLORD/PROPERTY MANAGER/AUTHORIZED REPRESENTATIVE'S SIGNATURE

55. _____
LANDLORD/PROPERTY MANAGER/AUTHORIZED REPRESENTATIVE'S PRINTED NAME

56. _____
ADDRESS CITY STATE ZIP CODE

57. _____
TELEPHONE EMAIL

58. **Notice Delivered this** _____ **day of** _____, **20** _____

59. Certified or Registered mail sent to the following address:
60. _____

61. Receipt Number: _____

62. Hand Delivered
63. Acknowledgement of Hand Delivery by Tenant: _____

64. Pursuant to A.R.S. §33-1313, receipt of notice occurs when the notice is actually received, delivered in hand to the tenant, or mailed by registered or certified
65. mail to the tenant at the place held out by the tenant as the place for receipt of the communication or, in the absence of such designation, to the tenant's last
66. known place of residence. If notice is mailed by registered or certified mail, the tenant is deemed to have received such notice on the date the notice is actually
67. received by tenant or five days after the date the notice is mailed, whichever occurs first.