

Security Deposit Escrow Arrangement Example

1. Parties

Landlord: _____

Tenant: _____

Escrow Agent: _____

2. Deposit Details

The Tenant agrees to deposit a security amount of \$_____ into an escrow account administered by the Escrow Agent on behalf of the Landlord and Tenant.

Escrow Account Details:

Bank: _____

Account Number: _____

3. Purpose

The security deposit held in escrow secures the obligations of the Tenant under the lease agreement dated _____, including but not limited to payment of rent, damages, or other charges due to the Landlord.

4. Withdrawal & Release of Funds

The Escrow Agent shall release the deposit, in whole or in part, to the Landlord or Tenant only upon:

- (a) receipt of joint written instructions from both parties, or
- (b) receipt of a final, non-appealable court order.

5. Dispute Resolution

In the event of a dispute regarding the release of the escrow funds, the Escrow Agent shall retain the funds until receiving mutually agreed instructions or a court order.

6. Escrow Agent Duties

The Escrow Agent acts solely as an independent third party and assumes no liability except for willful misconduct or gross negligence.

Landlord Signature

Date: _____

Tenant Signature

Date: _____

Escrow Agent Signature

Date: _____

