



## Security Deposit

East Georgia Housing Authority Partners has posted and will maintain an effective surety bond with the clerks of the Columbia County, McDuffie County, Warren County, and Taliaferro County Superior Courts, which is conditioned upon the faithful compliance of the landlord with Georgia Code Section 44-7-34 and the return of the security deposits in the event of bankruptcy of the landlord or foreclosure of the premises and shall run to the benefit of any tenant injured by the landlord's violation of Georgia Code Section 44-7-34.

### **Right of Tenant to Inspect and Dissent Lists of Existing Defects and of Damages Prior to Tenancy**

1. Before a future tenant of East Georgia Housing Authority Partners tenders a security deposit, the future tenant shall be presented with a comprehensive list of any existing damage to the premises, which list shall be for the future tenant's permanent retention.
2. The future tenant shall have the right to inspect the premises to ascertain the accuracy of the list prior to taking occupancy. The future tenant and an agent of East Georgia Housing Authority Partners shall sign the list and this shall be conclusive evidence of the accuracy of the list but shall not be conclusive as to latent defects.
3. Should the future tenant refuse to sign the list, the future tenant shall state specifically in writing the items of the list to which the future tenant dissents and shall sign such statement of dissent.

Prior to becoming a future resident, I have read or someone has explained the above information pertaining to my security deposit and I fully understand.

\_\_\_\_\_  
Resident

\_\_\_\_\_  
EGHAP Personnel

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Crawfordville Property**  
301 Thompson Street  
Crawfordville, Georgia 30631

**Harlem Property**  
140 E. Milledgeville Road  
Harlem, Georgia 30814

**Thomson Property**  
219 Pecan Avenue  
Thomson, Georgia 30824

**Warrenton Property**  
PO Box 2  
Warrenton, Georgia 30828