

**CIRCLEVILLE MUNICIPAL COURT
CIRCLEVILLE, OHIO**

**IMPORTANT NOTICE TO THOSE DEPOSITING RENT WITH THE
CLERK OF COURTS PURSUANT TO OHIO REVISED CODE 5321.07**

Section 5321.07 of the Ohio Revised Code outlines the requirements for depositing rent with the Clerk of Courts in lieu of sending it to your landlord. The Clerk is not authorized to approve or reject requests by tenants to deposit rent with the Clerk of Courts. The Clerk will accept your deposit so long as you complete the paperwork required by the Clerk of Courts. The only form now required by the Clerk is the one entitled "RENT ESCROW". If you complete and sign this form and present your rent deposit, the Clerk will accept it.

BE AWARE, HOWEVER, THAT THE ACCEPTANCE OF THE DEPOSIT BY THE CLERK DOES NOT MEAN THAT YOU HAVE SUCCESSFULLY COMPLIED WITH THE STATUTORY REQUIREMENTS OF OHIO REVISED CODE SECTION 5321.07.

If you have not successfully complied with that section, then your rent escrow attempt might not be successful and your landlord might be able to recover your rental deposit and proceed with an eviction against you. For this reason you are urged to comply with all of the requirements of Section 5321.07ORC and to do so before you make your rental deposit with the Clerk. If you do not understand the requirements of Section 5321.07 even after reading the NOTICE then we urge you to seek legal assistance through private counsel or the Legal Aid Society.

Please note that full compliance with Section 5321.07 ORC requires that you:

(1) Deliver to your landlord the Notice set forth under Section 5321.07(A). The contents of this Notice should detail the ways in which the landlord has failed to comply with the law regarding the dwelling you are renting and has failed to remedy such violations within a reasonable length of time. Please note that this Notice must be sent to the person or place where you send your rental payments:

(2) Be current in your rent to the landlord and continue to fully and timely pay to the Clerk the rent thereafter due to the landlord as more fully set forth under Section 5321.07(B)(1); and

(3) Have **NOT** received a Notice from your landlord as required under Section 5321.07C informing you that the landlord is a landlord of only three or fewer rental units.

WARNING!!

THE CIRCLEVILLE MUNICIPAL CLERK OF COURTS IS NOT AUTHORIZED NOR DOES IT RENDER LEGAL ADVICE. THE ABOVE INFORMATION IS PROVIDED TO YOU ONLY AS A PUBLIC SERVICE TO HELP YOU UNDERSTAND THE STATUTORY REQUIREMENTS FOR RENT ESCROW.