

[Your Name]
[Your Current Address]
[City, State, Zip Code]
[Phone Number]
[Email Address]

[Date]

[Landlord or Property Manager Name]
[Landlord Address]
[City, State, Zip Code]

RE: DEMAND FOR RETURN OF SECURITY DEPOSIT

Dear [Landlord Name],

I am writing to formally demand the immediate return of my security deposit in the amount of \$[Amount] for the property located at [Former Rental Address]. I vacated the premises on [Date of Move-Out].

As of today, [Number] days have passed since I returned the keys and provided my forwarding address. Under [State/Local Law Section], you were required to return my deposit or provide a written, itemized list of deductions within [Legal Deadline] days. You have failed to do so.

I left the unit in clean condition, barring normal wear and tear. Your failure to return the deposit within the statutory timeframe, despite my compliance with the lease agreement, constitutes bad faith retention. Under state law, bad faith retention may entitle me to recover up to [Multiplier, e.g., 2x or 3x] the original deposit amount, plus court costs and attorney fees.

Please send a check for the full amount of \$[Amount] to my forwarding address listed above within [Number, e.g., 7 or 10] business days of your receipt of this letter.

If I do not receive the funds by that time, I will have no choice but to initiate legal proceedings in Small Claims Court to recover the deposit and any applicable statutory damages for bad faith.

Sincerely,

[Your Signature]

[Your Printed Name]