

**Date:** [Date]

**To:**

[Landlord's Name]  
[Landlord's Address]  
[City, State, Zip Code]

**From:**

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

**RE: FORMAL DEMAND FOR RETURN OF SECURITY DEPOSIT - [Property Address]**

Dear [Landlord's Name],

I am writing to formally demand the return of my security deposit for the premises located at [Property Address], which I vacated on [Date of Move-Out].

The total amount of the security deposit held by you is \$[Amount]. As of today's date, it has been [Number] days since my tenancy terminated and I provided you with my forwarding address. According to state law [Insert State Statute if known], you were required to return my deposit or provide a written itemized list of damages within [Number] days.

Because you have failed to comply with these statutory requirements, you have forfeited your right to withhold any portion of the deposit. Under the laws of this state, I am entitled to seek **treble damages** (three times the original amount) for the wrongful withholding of my security deposit.

**Demand for Payment:**

I hereby demand payment in the amount of \$[Total Amount: Deposit x 3] to be delivered to me within [Number, e.g., 7 or 10] days of your receipt of this letter. This amount represents the original deposit plus the statutory penalty for non-compliance.

If payment is not received within this timeframe, I will proceed with filing a formal lawsuit against you in Small Claims Court. Please be advised that in such an action, I will also seek court costs, filing fees, and reasonable attorney fees as permitted by law.

Please send a check or money order made payable to [Your Name] at the address listed above.

Sincerely,

[Your Signature]

[Your Printed Name]