

Date: [Date]

To: [Tenant Name]

Forwarding Address: [Tenant Forwarding Address]

Subject: Itemized Security Deposit Deduction Notice - Pet Damage

Dear [Tenant Name],

This letter is to inform you regarding the disposition of your security deposit for the property located at [Rental Property Address], following your move-out on [Move-out Date].

Upon inspection of the premises, specific damages caused by a pet were identified. As per your lease agreement, the following costs have been deducted from your security deposit to cover repairs and professional cleaning:

Description of Pet Damage	Repair/Cleaning Action Taken	Cost
[e.g., Carpet stains/odor in bedroom]	[e.g., Professional deep cleaning/enzyme treatment]	[\$[0.00]]
[e.g., Scratched door frames]	[e.g., Sanding and repainting]	[\$[0.00]]
[e.g., Damage to backyard/landscaping]	[e.g., Re-seeding and hole filling]	[\$[0.00]]
Total Deductions:		[\$[0.00]]

Security Deposit Summary:

Total Deposit Held: \$[0.00]

Total Deductions: \$[0.00]

Remaining Refund Amount: \$[0.00]

[Select one:]

- A check for the remaining balance is enclosed with this letter.
- The remaining balance has been sent via [Electronic Payment Method].
- The total cost of repairs exceeds your security deposit. An invoice for the remaining balance of \$[0.00] is attached and due by [Date].

Copies of receipts and estimates are attached for your records.

Sincerely,

[Landlord/Manager Name]

[Phone Number]

[Email Address]