

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

[Date]

[Tenant's Name]
[Tenant's Forwarding Address]
[City, State, Zip Code]

RE: Itemized Security Deposit Deduction - Pet Damages

Dear [Tenant's Name],

This letter is regarding the security deposit held for the rental property located at [Rental Property Address]. Following your move-out on [Move-out Date], an inspection was conducted to assess the condition of the unit.

Based on the inspection, the following deductions have been made from your security deposit specifically due to pet-related damages that exceed normal wear and tear:

Description of Pet Damage	Action Taken (Repair/Replacement/Cleaning)	Cost
[e.g., Carpet stains/odors in living room]	[e.g., Professional steam cleaning/Replacement]	[\$[0.00]]
[e.g., Scratched door frames in bedroom]	[e.g., Sanding and repainting]	[\$[0.00]]
[e.g., Damage to backyard lawn/fencing]	[e.g., Reseeding and fence repair]	[\$[0.00]]
[Other Damage]	[Action]	[\$[0.00]]
Total Pet Damage Deductions:		[\$[0.00]]

Deposit Summary:

- Total Security Deposit Held: \$[0.00]
- Less Total Pet Damage Deductions: (\$[0.00])
- Less Other Non-Pet Deductions (if any): (\$[0.00])
- **Total Amount Refunded: \$[0.00]**

[Select one option below]

[Option 1: Check enclosed] Please find a check (#[Check Number]) enclosed for the remaining balance of your deposit.

[Option 2: Balance Due] The security deposit does not cover the full extent of the damages. Please send the remaining balance of \$[0.00] to the address listed above by [Date].

Copies of receipts and invoices for the work performed are attached to this letter.

Sincerely,

[Your Signature]

[Your Printed Name]