

Date: [Date]

To: [Tenant Name(s)]

Property Address: [Full Property Address]

Subject: Notice of Security Deposit Deduction - Carpet Replacement and Cleaning

Dear [Tenant Name],

This letter is to inform you of the deductions made from your security deposit regarding the condition of the carpeting at the property located at [Property Address] following your move-out on [Move-out Date].

Upon inspection, it was determined that the carpets required professional attention beyond normal wear and tear. Below is the breakdown of the costs incurred:

- **Carpet Cleaning Services:** \$[Amount]
Reason: [e.g., Excessive staining, pet odors, or deep soil removal]
- **Carpet Replacement:** \$[Amount]
Reason: [e.g., Irreparable damage, permanent burns, or large tears]
Note: This cost has been prorated based on the remaining useful life of the carpet.

Total Deduction for Carpeting: \$[Total Amount]

Copies of the receipts and/or estimates from the service providers are attached to this letter for your records. This amount has been deducted from your security deposit of \$[Original Deposit Amount].

The remaining balance of your security deposit in the amount of \$[Remaining Balance] is enclosed herewith.

If you have any questions regarding these deductions, please contact me in writing at [Your Email or Mailing Address].

Sincerely,

[Your Name / Property Manager Name]

[Your Phone Number]