

[Landlord Name]  
[Landlord Address]  
[City, State, Zip Code]  
[Phone Number]

[Date]

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

**RE: Notice of Security Deposit Deduction - Debris Removal**

Dear [Tenant Name],

This letter is regarding the security deposit held for the property located at [Rental Property Address].

Upon final inspection of the premises following your move-out on [Move-out Date], it was determined that personal property, trash, and/or debris were left on the premises. Per the terms of your lease agreement, the unit was required to be returned in a clean condition, free of all debris.

As a result, the following deductions have been made from your security deposit to cover the cost of hauling and disposal:

- **Original Security Deposit Amount:** \$[Amount]
- **Debris Removal/Cleaning Fee:** - \$[Amount]
- **Other Deductions (if applicable):** - \$[Amount]
- **Total Refund Amount:** \$[Amount]

Please find enclosed the itemized invoice/receipt for the debris removal services and a check for the remaining balance of your deposit.

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

Sincerely,

[Landlord Signature]

[Landlord Printed Name]