

Date: [Date]

[Tenant Name]

[Tenant Forwarding Address]

[City, State, Zip Code]

Re: Security Deposit Itemization for [Property Address]

Dear [Tenant Name],

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

During the inspection, damages specifically related to your pet(s) were identified that exceed normal wear and tear. As a result, the following deductions have been made from your security deposit:

- Total Security Deposit Collected: \$[Amount]

Itemized Pet Damage Deductions:

- [Description of Damage, e.g., Carpet cleaning/replacement due to stains]: \$[Amount]
- [Description of Damage, e.g., Repair of scratched door frames]: \$[Amount]
- [Description of Damage, e.g., Pest control treatment for fleas]: \$[Amount]
- [Other Deductions]: \$[Amount]

**Total Amount Deducted: \$[Total Deductions]**

**Total Security Deposit Refund: \$[Refund Amount]**

Enclosed is a check for the remaining balance of \$[Refund Amount]. [Optional: Copies of receipts/estimates for the repairs mentioned above are attached.]

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

Sincerely,

[Landlord/Manager Name]

[Company Name, if applicable]