

Date: [Date]

TO:

[Landlord or Management Company Name]

[Address]

[City, State, Zip Code]

RE: FORMAL LEGAL NOTICE - Demand for Return of Security Deposit

Property Address: [Address of Rental Unit]

Lease Term: [Start Date] to [End Date]

To [Name of Landlord or Manager],

I am writing this letter to formally escalate my request for the return of my security deposit in the amount of \$[Amount].

My tenancy at the above-referenced property terminated on [Move-out Date]. As of today, [Number] days have passed since I vacated the premises and provided you with my forwarding address. To date, I have not received my full deposit or a detailed, itemized statement of deductions as required by [State/Local] law.

Under [Cite Specific State Statute, e.g., California Civil Code 1950.5], you are required to return the deposit or provide an itemized list of damages within [Number] days. Your failure to comply with these statutory requirements constitutes a bad-faith retention of the security deposit.

This letter serves as formal notice that if the full amount of \$[Amount] is not received by [Deadline Date], I will be forced to pursue legal action.

Please be advised that in a court of law, I may seek:

- The full return of the original security deposit.
- Statutory damages/penalties for bad faith (up to [e.g., 2 or 3] times the amount of the deposit).
- Court costs and reasonable attorney fees.

I would prefer to resolve this matter without the intervention of the court. Please remit the full payment to the following address immediately:

[Your Name]

[Your New Mailing Address]

[Your Phone Number]

[Your Email Address]

Sincerely,

[Your Signature]

[Your Printed Name]