

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

[Date]

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

**RE: Justification of Security Deposit Deductions - [Property Address]**

Dear [Tenant Name],

This letter is regarding the security deposit held for your tenancy at [Property Address], which ended on [Move-out Date].

Upon final inspection of the premises, certain damages were identified that exceed normal wear and tear. As a result, deductions have been made from your security deposit to cover the necessary repairs and restoration of the unit.

Attached to this letter, please find the following documentation to justify these deductions:

- **Itemized Statement:** A breakdown of each repair task performed.
- **Contractor Invoices:** Copies of original invoices and receipts from licensed professionals for labor and materials.
- **Photo Evidence:** Before and after photographs documenting the specific damages and subsequent repairs.

**Summary of Deductions:**

Description of Damage/Repair	Invoice Number	Cost
[e.g., Carpet replacement due to stains]	[#001]	[\$[Amount]]
[e.g., Wall repair and painting]	[#002]	[\$[Amount]]
<b>Total Deductions:</b>		<b>[\$[Total Amount]]</b>

After subtracting the total repair costs from your initial deposit of \$[Initial Deposit Amount], the remaining balance of \$[Remaining Amount] is enclosed herewith.

If you have any questions regarding these invoices or the repairs performed, please contact me in writing at [Email Address] or the mailing address listed above.

Sincerely,

[Landlord Signature]

[Printed Landlord Name]