

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

[Date]

[Landlord or Property Manager Name]
[Landlord Address]
[City, State, Zip Code]

RE: Notice to Restore Withheld Security Deposit - [Former Rental Address]

Dear [Landlord Name],

I am writing regarding the security deposit in the amount of \$[Amount] paid for the rental property located at [Former Rental Address], which I vacated on [Move-out Date].

On [Date you received the statement], I received a partial refund/itemized statement indicating that \$[Amount Withheld] was withheld from my deposit for [List reasons provided by landlord, e.g., cleaning/repairs].

I am formally disputing these deductions for the following reasons:

- [Reason 1: e.g., The carpet stains were documented on the move-in inspection.]
- [Reason 2: e.g., The charges for cleaning are excessive and do not reflect normal wear and tear.]
- [Reason 3: e.g., No receipts or estimates were provided as required by state law.]

According to [Your State] law, a landlord may only withhold funds for damages beyond normal wear and tear. I left the unit in good condition, as evidenced by my move-out photos and the final walkthrough. Therefore, I am requesting that the withheld amount of \$[Amount Withheld] be restored and returned to me.

Please send the remaining balance to my current address listed above within [Number of Days, e.g., 10] days of receipt of this letter. I hope we can resolve this matter amicably without further legal action.

Sincerely,

[Your Signature]

[Your Printed Name]