

# SECURITY DEPOSIT REFUND REQUEST

Date of Request \_\_\_\_\_

To (Landlord/Property Manager) \_\_\_\_\_

From (Former Tenant) \_\_\_\_\_

Refund of Security/Pet Deposit(s) Requested:

(Dollar Amount) \$ \_\_\_\_\_

I/We vacated the premises located at \_\_\_\_\_  
Street/Apartment City State Zip  
on \_\_\_\_\_  
(mm/dd/yyyy).

I/We received a partial security deposit refund of \$ \_\_\_\_\_ and an itemization of deductions.

However, I/we contend that you have withheld the security deposit in bad faith because you failed to return the security deposit and/or forward an itemization of deductions within thirty (30) days after I/we vacated the premises and provided you with a forwarding address. Even if you do not agree that these deductions were improper, I/we contend that you have withheld the security deposit in bad faith because you failed to return the security deposit and/or forward an itemization of deductions within thirty (30) days after I/we vacated the premises and provided you with a forwarding address. If I/we do not receive the remainder of the deposit within ten (10) days, I/we intend to file suit to recover three (3) times the portion of wrongfully withheld deposit, plus \$100, plus reasonable attorney's fees and court costs, as allowed by Section 92.109 of the *Texas Property Code*.

I/We now demand that you forward the amount of \$ \_\_\_\_\_ (the sum of the improper deductions listed above) to me/us at the following address \_\_\_\_\_  
Street/Apartment City State Zip

Former Tenant's Signature \_\_\_\_\_

*Certified Mail/Return Receipt Requested or Hand Delivered*