

DATE_____

TO: _____

FROM:_____

RE: \$_____Security/Pet Deposit(s)

I/We moved out of the premises located at _____
_____ on _____. Since more than 30 days have elapsed since I/we vacated the premises and gave you notice of my/our forwarding address, I/We have received only a partial security deposit refund of \$_____ but no itemization of deductions. I/we contend that you have withheld \$_____ of my security deposit in bad faith because you failed to return the full security deposit and/or forward the itemization of deductions within thirty (30) days.

I/We now demand that you forward to me/us the amount of \$_____ (the sum of the improperly withheld deposit) to the following address:_____

I/We have not yet cashed the check in the amount of \$_____ that you sent in partial refund of the security deposit. I/We will cash the check after _____ without waiving any of my/our claims for the remainder of the deposit.

If I/we do not receive the full deposit within ten days, I/we intend to file suit to recover three times the portion of wrongfully withheld deposit, plus \$100.00, plus reasonable attorney's fees and court costs as allowed by Section 92.109 of the Texas Property Code.

Signed: _____

Certified Mail/Return Receipt Requested **or** Hand Delivered