**Via Priority Mail with Delivery Confirmation**

Landlord’s Full Name  
Landlord’s Street Address  
Landlord’s City, State and Zip

**Re: Demand For Return Of Security Deposit**

Dear Landlord’s Name:

On \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_, I moved into Complete Address of Your Rental Unit. When I moved in I paid a security deposit in the amount of $\_\_\_\_ in the form of a check, money order, cash and for which you did or did not provide a receipt. A copy is / is not attached.

On \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_, I provided you with my written notice to vacate the premises. A copy is attached.

On \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_, I did vacate the premises, but I have not yet received a refund of my security deposit. I know that California law, found at Civil Code Section 1950.5, says that a landlord must return my security deposit within 21 after the tenant moves. The law also says that the only lawful deductions that can be taken from the security deposit are those needed to pay for: any unpaid rent [if applicable add, (unless the rent was waived; my rent was waived pursuant to the stipulated judgment we signed on \_\_\_\_\_\_\_\_\_\_\_\_\_ ], for cleaning but only to bring the rental back to the same condition in which it was rented to me, and for repairs beyond normal wear and tear.

When I left the rental, it was clean and in good repair, or in no worse repair than when I moved in [if applicable add, and I have pictures to prove this]. Therefore, under the law I am entitled to a full refund of my security deposit. I am now making a [If applicable add second] demand for the return of my security deposit. If I do not receive my money within 7 days, I will regard your keeping my security deposit as bad faith and will pursue my right to sue you not only for the return of the security deposit I paid, but also for two times the original amount paid (bad faith damages) as allowed by law.

The prompt return of my security deposit will make a court action unnecessary. Please mail the security deposit to me at:

Your Full Name  
Your Street Address  
Your City, State and Zip

Sincerely,

Your Full Name