

**Tenant's Demand — Return of Security Deposit**

Landlord's Name

Certified Mail

Address

Return Receipt Requested

City, State Zip

No. \_\_\_\_\_

RE: (Address of Rental Unit)

Dear \_\_\_\_\_,

It has been more than 30 days since the end of my tenancy at the above-named address and my demand for the return of my security deposit. During this period, you have neither returned my deposit, nor given me a itemized list of damages for which you might be withholding the deposit as required by the Texas Property Code. I have also provided my forwarding address in writing.

The purpose of this letter is to inform you that unless you return my deposit within the next \_\_\_ days, I will file suit for an amount equal to the sum of \$100.00, three times the portion of the deposit wrongfully withheld, and reasonable attorney's fees, as provided for in Section 92.109 of the Texas Landlord Tenant Act.

I hope it will not be necessary to take up the Court's valuable time.

Sincerely,

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

Address

City, State Zip