



Security deposit demand letter (Dallas-Fort Worth)

[Your name]

[Your new address]

[Email] · [Phone]

[Date]

[Landlord / property manager name]

[Landlord address]

Re: Return of security deposit for [rental address, unit], Dallas-Fort Worth, TX [ZIP]

Dear [Landlord name],

I vacated and surrendered the above rental unit on [move-out date]. Under Texas Property Code § 92.103(a), you are required to return my security deposit of \$[amount], less any lawful deductions, within 30 days of that date. Under § 92.104(a), normal wear and tear may not be deducted, and under § 92.104(c), you must provide a written itemized list of any deductions you do make.

As of today — more than 30 days after I surrendered the unit — I have received neither my deposit nor an itemized statement of deductions. Under Tex. Prop. Code § 92.109(d), this failure is presumed to be in bad faith.

Please send the full amount owed to me at the address above, together with any required itemized statement, within [e.g., 10] days of this letter.

If I do not receive my deposit or a lawful itemized statement, I will pursue the remedies available to me under Tex. Prop. Code § 92.109(a), which include recovering \$100, three times the amount wrongfully withheld, and my reasonable attorney's fees. If this matter isn't resolved, my next step is a claim in Justice of the Peace (JP) court, where no attorney is required.

Thank you for your prompt attention.

Sincerely,

[Your name]