CertRent

Security deposit itemized return letter (Dallas-Fort Worth landlord)

[Landlord / company name]
[Address]
[Date]

[Tenant name]
[Tenant forwarding address]

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

Dear [Tenant name],

Thank you for renting [unit]. This letter accounts for your security deposit following your move-out on [date], as required by Tex. Prop. Code §§ 92.103-92.104.

Security deposit held: $[amount]

Itemized deductions (normal wear and tear is not deducted, per § 92.104(a)):
[Description of repair/cleaning beyond normal wear] $[amount]
[Description] $[amount]
Total deductions: $[total]

Amount returned to you: $[net amount]

Enclosed is a check for $[net amount]. This itemized list accounts for every deduction from your deposit, as required by Tex. Prop. Code § 92.104(c).

[If no deductions are being made: No deductions are being made from your deposit. Enclosed is a check for the full amount, $[amount].]

This statement and payment are being provided within 30 days of your move-out date, as required by Tex. Prop. Code § 92.103(a).

Thank you,
[Landlord name]