



Security deposit itemized return letter (LA landlord)

Free template from certrent.com — replace the [bracketed] parts with your details. This is a template, not legal advice.

[Landlord / company name]

[Address]

[Date]

[Tenant name]

[Tenant forwarding address]

Re: Security deposit for [rental address, unit]

Dear [Tenant name],

Thank you for renting [unit]. This letter accounts for your security deposit following your move-out on [date], as required by California Civil Code § 1950.5.

Security deposit held: \$[amount]

Itemized deductions:

[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]. For each deduction over \$125, copies of the receipts or invoices are enclosed [or: will follow within 14 days, if repairs were not yet complete at the time of this statement]. [If your tenancy began on or after July 1, 2025: Move-in and move-out photo documentation supporting these deductions is enclosed, as required by California Civil Code § 1950.5(g).]

If repairs could not be completed within 21 days of move-out, this statement reflects a good-faith estimate for those items; a final itemized statement and receipts will follow within 14 calendar days of completion.

Thank you,

[Landlord name]

You may only deduct for unpaid rent, cleaning to restore the unit to its move-in condition, repair of damage beyond normal wear and tear, and (if the lease allows) other amounts specifically permitted. Deductions over \$125 require receipts or invoices, and — for tenancies starting on or after 7/1/2025 — the required move-in and move-out photos, or the deduction is not allowed. Template, not legal advice.