

CALIFORNIA SECURITY DEPOSIT DEMAND LETTER

Date: _____

Re: Return of Security Deposit

Dear _____,

I vacated the premises at _____
on _____. Pursuant to Cal. Civ. Code §1950.5, you were required, within
21 days after I vacated the premises, to refund my security deposit and/or provide an
itemized statement listing any amounts you have withheld. As of today, I have not
received my security deposit or an itemized statement.

Please send the full security deposit of \$_____ to me at the following address:
_____.

If you do not return my security deposit by _____, I may proceed with a
small claims action to recover the entire amount of my deposit. You may also be
responsible for damages up to two times the amount of the security deposit for illegally
withholding my security deposit. I retain the right to seek additional damages up to the
amount allowed by law in a small claims proceeding.

Sincerely,
