**COLORADO SECURITY DEPOSIT DEMAND LETTER**

[TENANT NAME]

[TENANT STREET ADDRESS]

[TENANT CITY, STATE, & ZIP]

[TENANT CONTACT INFO]

Date: [DATE]

[LANDLORD NAME]

[LANDLORD STREET ADDRESS]

[LANDLORD CITY, STATE, & ZIP]

**Re: Return of Security Deposit**

Dear [LANDLORD NAME],

I lived at [RENTAL PROPERTY ADDRESS] from [START DATE] to [END DATE]. I paid a security deposit of $[AMOUNT] at the beginning of the lease.

More than [ ]  30 days / [ ]  60 days have passed since I terminated the lease and vacated the premises, and you have not returned the deposit or an account of the amounts you retained. Per Colorado Revised Statute § 38-12-103(2), you have forfeited your right to retain any funds from the security deposit.

Please send the deposit to me at [DEPOSIT RETURN ADDRESS] within seven (7) days of your receipt of this letter. If the amount is not refunded, I intend to file suit under Colorado Revised Statute § 38-12-103(3), asking treble damages, court costs, and attorney’s fees.

Sincerely,

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](https://esign.com/)

[SIGNING PARTY NAME (AND TITLE, IF APPLICABLE)]