

COLORADO SECURITY DEPOSIT DEMAND LETTER

Date: _____

Re: Return of Security Deposit

Dear _____,

I lived at _____ from _____
to _____. I paid a security deposit of \$_____ 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 _____
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,
