**TEXAS 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]. Upon entering into the lease agreement, I placed a security deposit in the amount of $[AMOUNT] with you. In accordance with § 92.103 of the Texas Property Code, you are required to return the deposit within 30 days from the termination of the lease.

**YOU ARE NOW BEYOND THE STATE LIMIT FOR RETURNING THE DEPOSIT.**

Therefore, please send payment as soon as possible to the following address: [DEPOSIT RETURN ADDRESS].

If the deposit is not returned within 10 days of receipt of this letter, I may pursue a civil action against you for an amount equal to the sum of $100, three times the portion of the deposit wrongfully withheld, and the tenant’s reasonable attorney’s fees in a suit to recover the deposit to § 92.109 of the Texas Property Code.

Sincerely,

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

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