

## Sample Letter: Request for Deposit Return

[Date]  
[Landlord/Manager's Address]

Dear [Landlord/Manager's Name]:

When I moved out of your rental on [date]\_\_\_\_\_, the unit was returned to its original condition minus normal wear and tear. State law says that no tenant should be held responsible for normal wear and tear. I have not yet received my deposit or an itemized list of deductions from the deposit, as you are required to give me by law.

The Landlord Tenant Act ([RCW 59.18.280](#)) requires you to refund my deposit within 21 days after the day I moved out. If you fail to do this, you waive any rights to my deposit. Today's date is [date], and I have received no word from you. Therefore, I will expect my full deposit in the amount of [\$\_\_\_] by [date of your choice]. If I do not receive my deposit by [date], I have the right to ask for twice my deposit amount in Small Claims Court.

Please mail \$ \_\_\_\_\_ without delay to the address below:

[Your address]

Sincerely,

[Your Name]

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