

## Request for Deposit Return

DATE

LANDLORD/PROPERTY MANAGER  
ADDRESS

Dear LANDLORD/PROPERTY MANAGER:

When I moved out of your rental unit on     (date)    , the premises were returned to their original condition minus normal wear and tear, and I fulfilled all move-out obligations stated in the lease. I have not yet received my deposit of \$        . The Washington State Landlord-Tenant Act (RCW 59.18.280) requires you to refund my deposit and/or give me a written list of specific, itemized deductions from my deposit within 14 days after termination of the lease. If you fail to do this you waive any rights to my deposit.

Please mail \$         without delay. If after receiving this letter you do not return my deposit, I will assume that you are deliberately attempting to withhold my deposit. State law provides that I may collect twice the amount of my deposit plus court costs and attorney fees if I am forced to sue you.

Cordially,  
YOUR NAME