

PURSUANT TO 15 U.S.C. § 1692E(11), PLEASE BE ADVISED THAT THIS
COMMUNICATION IS FROM A DEBT COLLECTOR
SECURITY DEPOSIT DISPOSITION LETTER

TO: _____ DATE: _____

FROM: _____

This letter is to inform you that the monies you paid as security deposit in the amount of \$ _____ for the home rented at _____, has been applied to monies owed at the time you vacated the home. The balance owed to you/by you is \$ _____.

1. Unpaid rent from _____ to _____*
2. Damages to the unit as follows (see attached receipts): _____

3. Costs incurred to clean the unit as follows (see attached receipts): _____

4. Additional amounts pursuant to the lease agreement that are the tenant's responsibility for the entire term of the lease*:

- a) \$ _____ for unpaid utilities
- b) \$ _____ yard maintenance
- c) \$ _____ pool maintenance

5. Other costs incurred permitted by Arizona Law and/or the lease:

- a) \$ _____ advertisement or commission to re-rent
- b) _____
- c) _____
- d) _____

Demand is hereby made to pay the above stated sums within thirty days or I will seek all legal remedies.

By: _____ Title: _____

_____ Hand delivered on this date: _____, 200__

_____ Certified mail on this date: _____, 200__

By: _____

*Through the end of the lease or until the residence was re-rented whichever is less.

If the residence re-rents prior to the expiration of the lease, an updated disposition and demand will be forwarded to you and the amount owed will be reduced accordingly.

This letter is an attempt to collect on a debt. Any information provided will be used to collect a debt owed. Unless you dispute the validity of the debt, or any portion thereof, within 30 days of the receipt of this letter, it will be assumed to be valid. If the dispute is received in writing, debt verification, or a copy of judgment, will be obtained and mailed to you. If requested in writing within 30 days of receipt of this letter, original creditor's name and address will be provided.