

Disposition of Deposit - Sample Letter 2

Jan. 21, 2012

To: Mr. and Mrs. Tenant
From: Owner

Subject: Inspection of property rented at Address, city and state.

1. In accordance with the Landlord Tenant Law of Pennsylvania, 1952 an inspection "for damages" was performed on subject property by Owner.
2. The results are as follows:
 - a. Front Bedroom Carpet; replacement cost: \$49.00
 - b. Middle bedroom carpet missing; replacement costs \$49.99.
 - c. Back bedroom carpet damaged with cat urine; replacement cost \$39.99
 - d. Dining room carpet damaged; replacement costs \$0
 - e. Owner paid utility bill from deposit.
3. Security Deposit was: \$420.00
4. Breakout of return of security deposit:

Deposit		\$420.00
Rent Due (9 days for Feb.)	\$126.00	
Dining room Carpet	debt forgiven	
Front Bedroom Carpet	debt forgiven	
Middle Bedroom Carpet	debt forgiven	
Back Bedroom Carpet	debt forgiven	
Utilities	\$31.95	
Balance Due Tenant		\$262.05

5. Although the tenants broke the lease by moving out 4 months early, the owners are releasing the tenants from the balance of the lease (Feb – May) in the sum of \$1,680.00.
6. Check enclosed for balance of Deposit.

Owner

Date