

For renters who DID RECEIVE a written statement within thirty or sixty days, but who do not agree with the claims of damages.

Type Your Return Address Here

Date

Name of Landlord or Manager

(or Registered Agent if owned or managed by a Corporation)

Address

City, State, Zip

Certified Mail:
Return Receipt Requested

Dear _____:

We, *(name of tenants)*, were tenants at *(complete address of dwelling)*, from *(begin date of lease)* to *(end date of lease)*. An amount of \$ *(security deposit amount)* was paid by us as a damage deposit.

We have received your letter of *(date of letter received)* and do not agree with the deductions listed for the following reasons:

- List out reasons here

Kindly send the amount of \$ *(security deposit amount)* to us at *(current mailing address)* within seven (7) days of your receipt of this letter. If the amount is not refunded, we intend to file suit under Colorado Revised Statute § 38-12-103 (3), asking treble damages, court costs, and attorneys' fees.

Sincerely,

Your Name (s)

*Note: Original sent certified, one copy sent regular mail, and one copy retained by tenant.