

### Step 3 - Security Deposit Entitlement Notice

[Your Name]  
[Your Mailing Address]  
[City, State ZIP]  
[Email Address]  
[Phone Number]

[Date]

[Landlord / Property Manager Name]  
[Landlord / Property Manager Address]

Re: Security deposit entitlement notice for [Rental Address]

Dear [Landlord / Property Manager Name],

This is a formal follow-up regarding the security deposit for [Rental Address]. I moved out on [Date], returned possession on [Date], and provided a mailing address for the refund and written accounting.

Under Alaska Statutes section 34.03.070, the landlord must handle the deposit according to Alaska's timing, written notice, accounting, trust-holding, deduction, and ordinary-wear rules. The statute uses a 14-day path when proper notice was given, the tenancy has ended, and possession has been delivered, and a 30-day path in situations that include damage deductions, noncompliant tenant notice, or abandonment.

The deadline that applies here has passed. I have not received [the refund / a complete written accounting / the remaining balance due]. Please send \$[Amount Requested] to the mailing address above, or provide a complete written accounting with supporting records.

If you are withholding any amount, please identify the specific accrued rent or claimed damages caused by tenant noncompliance. Please do not include ordinary wear and tear as damage.

If this matter has to be filed, I will rely on the lease, deposit records, move-out notice, possession-delivery proof, key-return proof, forwarding-address proof, photos, communications, and delivery records. I will also ask the court to consider the deposit, any statutory damages supported by AS 34.03.070, and any other relief the court finds proper.

Please resolve this by [Date].

Sincerely,

[Your Name]