

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 reasons.

Under HRS section 521-44, the landlord must follow Hawaii's 14-day deadline, provide written reasons for any retention, and itemize cleaning or repair costs with receipts or estimates as allowed. The deposit also cannot exceed one month's rent, with a separate pet-deposit rule if the rental agreement allows it.

The deadline that applies here has passed. I have not received [the refund / a complete written explanation / 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 reason, the exact charge, and the record supporting it. 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 recovery supported by HRS section 521-44, and any other relief the court finds proper.

Please resolve this by [Date].

Sincerely,

[Your Name]