

DISPOSITION OF DEPOSITS

TO:

Date:

Disposition of Deposits

NOTICE TO TENANT(S):

In accordance with the Arizona Residential Landlord and Tenant Act, the following discloses the disposition of your deposit(s) and, as required by A.R.S. § 33-1321(D), provides you with an itemized list of all deductions from your deposits.

DEPOSITS

Nonrefundable deposits, fees and/or charges:

Cleaning deposit, fee or charge (Nonrefundable)	\$ _____
Redecorating deposit, fee or charge (Nonrefundable)	\$ _____
Other fee or charge _____	\$ _____
Total:	\$ _____
Amount refundable:	\$ <u>0.00</u>

Refundable deposits:

Security deposit (Refundable)	\$ _____
Cleaning deposit (Refundable)	\$ _____
Redecorating deposit (Refundable)	\$ _____
Other _____	\$ _____
Total:	\$ _____

ITEMIZED LIST of DEDUCTIONS

Unpaid rent _____	\$ _____
Late charges _____	\$ _____
Damages _____	\$ _____
Other _____	\$ _____
Other _____	\$ _____
Other _____	\$ _____
TOTAL DEDUCTIONS	\$ _____

AMOUNT OF REFUNDABLE DEPOSITS: \$ _____
(negative number indicates Balance Due to Landlord)

Judgment (if checked; see below) \$ _____

This Notice delivered via:

\$ _____

- Certified Mail
- Regular First Class Mail
- Other _____
- Hand-delivery

- Refund Due to Tenant
- Due to Landlord.¹

(acknowledgment of hand-delivery by tenant)

(Landlord or agent for Landlord)

This is an attempt to collect a debt. Any information obtained will be used for that purpose. Unless you dispute the validity of the debt, or any portion thereof, within thirty days of receipt of this letter, it will be assumed to be valid. If the dispute is received in writing, debt verification, or a copy of the judgment, will be obtained and mailed to you. If requested in writing within thirty days of receipt of this letter, the original creditor's name and address will be provided. Pursuant to 15 U.S.C. § 1692E(11), please be advised that this communication is from a landlord or property manager, which may, in this case, be acting as or on behalf of a debt collector.

¹ Demand is hereby made for full payment of the balance due plus payment of any Judgments entered against you (if applicable) within ten days of this Notice. Your refundable deposits will be applied to the foregoing amounts first and then, if appropriate, toward payment of the Judgment (if checked above).