Maryland Security Deposit Return Letter

General template, not legal advice. Have a Maryland attorney review before use. Last reviewed October 29, 2026.

Send this statement to the tenant's forwarding address (or last known address) within your state's deadline, with the refund or a demand for any balance. Keep a copy, the move-in and move-out checklists, photos, and the receipts or estimates behind each deduction.

> Return deadline in Maryland: Within 45 days after the tenancy ends, the landlord must return the deposit with interest, less any amounts properly withheld. (Md. Code, Real Property 8-203)

> Itemization rules in Maryland: If any amount is kept, the landlord must mail a written list of the damages with an itemized statement of costs within 45 days, or lose the right to withhold. (Md. Code, Real Property 8-203)

Statement of security deposit

Date of statement _____

Tenant name or names _____

Forwarding address _____

Rental property address and unit _____

Lease start date _____

Date the tenant moved out and returned keys _____

1. Deposit held

Item	Amount
Security deposit paid	
Pet deposit or other refundable deposit	
Interest earned, if required	
Total held	

> Deposit interest in Maryland: Deposits of $50 or more earn simple interest at the one year U.S. Treasury rate set at the start of each year, or 1.5 percent, whichever is greater. (Md. Code, Real Property 8-203)

2. Deductions

Deductions are limited to unpaid rent and other amounts owed under the lease, and to cleaning and repairs needed to return the home to its move-in condition, apart from normal wear and tear.

Item and location	Why it was charged	Cost	Proof attached (receipt, invoice, estimate, photo)
Unpaid rent for period			
Total deductions			

Where repair work is not yet finished, the charge above is a good faith estimate. We will send the final invoice and adjust the amount within _____ (Number of days) days if your state requires it.

3. Result

	Amount
Total held	
Less total deductions	
Refund due to tenant	
Balance owed by tenant	

- ☐ A refund of $_____ (Refund amount) is enclosed by check number _____ (Check number) or was sent by _____ (Payment method) on _____ (Date sent).
- ☐ Deductions exceed the deposit. Please pay the balance of $_____ (Balance owed) by _____ (Due date) to _____ (Payment address or portal).

If you have questions about any item, contact _____ (Contact name) at _____ (Phone and email). If you disagree with a deduction, please tell us in writing and include any photos or records you have.

> Penalty for late or improper return in Maryland: A landlord who keeps any part of a deposit without a reasonable basis can owe up to three times the amount withheld plus attorney fees. (Md. Code, Real Property 8-203)

Landlord or agent signature

Printed name

Date

Mailing record

Date mailed	Method (first class, certified, other)
Tracking number	Mailed by

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