To \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ,

 On \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ , I received a statement from you regarding the status of my deposit. While I agree with some of the charges, I believe that many of the items listed would be considered *normal wear and tear*. Furthermore, I believe that some of the items you specified are beyond what is normally charged. Below are the items I wish to dispute:

|  |  |
| --- | --- |
| **Item Under Dispute**  | **Notes** |
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RCW 59.18.130 requires me to “*restore the unit to its original condition except for normal wear and tear*”. I have attached a **guide detailing the differences between damages and normal wear and tear** for your reference.

I have included documentation from my **move in** **checklist, move out checklist, repair requests sent, statements from third party vendors, and pictures** proving that the damages were preexisting, or that they were never my responsibility. Should you be willing, I wish to request that this matter be resolved through a mediation service such as the **King County Dispute Resolution Center**. If you insist on the damages, I may consider “*paying under protest*” to avoid any collection against my name. However, I would pursue the amount I paid under protest in small claims court at a later date.

Best,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_