

**Subject:** Notice to Vacate for Non Payment of Rent/Notice of Late Payment  
**Date:** Thursday, November 6, 2025 at 1:30:33 PM Central Standard Time  
**From:** thebowery@weinsteinproperties.com  
**To:** Copeland, Katie  
**Attachments:** NTVTX\_444918\_263.pdf

[EXTERNAL EMAIL WARNING] DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe.

Dear Resident,

You are receiving the attached Notice to Vacate for Non-Payment of Rent/Notice of Late Payment because our records show that you have not yet paid your balance in full, including the current month. A copy of this notice has also been mailed to you via First-Class Mail.

While we understand that this may be a simple oversight, you must pay your balance in full immediately to avoid having to move out by the date indicated on the attached notice.

To pay the total amount due, including any additional daily late fees that have accrued (if applicable), visit the Leasing Office to drop off a cashier's check or money order or you can make a credit card payment by visiting [bowerysouthside.com](http://bowerysouthside.com) and logging into your online account. Note: There is a convenience fee for credit card payments. Unfortunately, we cannot accept personal checks for past due amounts.

We appreciate your prompt attention to this matter and please do not hesitate to contact us with any questions at (833) 887-1948 or by email at [thebowery@weinsteinproperties.com](mailto:thebowery@weinsteinproperties.com).

Sincerely,  
The Bowery at Southside

This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

11/6/2025

Dear Valued Resident,

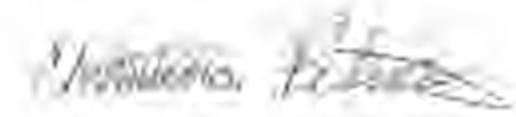
You are receiving the attached Notice to Vacate for Nonpayment of Rent because our records show that you have not yet paid your balance in full, including the current month.

While we understand that this may be a simple oversight, you must pay your balance in full immediately to avoid having to move out by the date indicated on the attached notice.

To pay the total amount due, including any additional late fees, court costs or attorney's fees that accrue, visit the Leasing Office to drop off a cashier's check or money order (in person or via the drop box) or you can make a debit/credit card payment by visiting [bowerysouthside.com](http://bowerysouthside.com) and logging into your online account. *Note: There is a service fee for debit/credit card payments. Unfortunately, we cannot accept personal checks for past due amounts.*

We appreciate your prompt attention to this matter and please do not hesitate to contact us with any questions at (833) 887-1948.

Sincerely,



The Bowery at Southside

*This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.*

**Please consider registering for Auto-Pay once your account is current.**

Auto-Pay is a FREE service that automatically debits your bank account each month to pay your total balance.

When enrolled into Auto-Pay, not only do you not have to remember to make a payment each month but you're also automatically entered into a drawing each month for a chance to win \$100 off your rent. *To sign up, login to your Online Resident Services account and visit the Auto-Pay screen.*

*Note: You can also use debit/credit card for AutoPay but there is a service fee, using your bank account is FREE.*

**NOTICE TO VACATE FOR  
NON-PAYMENT OF RENT, UTILITIES OR OTHER SUMS**

11/6/2025

Kathryn Copeland and all other occupants  
405 Crawford St Apt# 2145  
Fort Worth, TX 76104

RE: Notice to vacate for non-payment of rent, utilities or other sums, TAA Lease Contract dated 05/26/2025 between the residents named above and WMCi Dallas X LLC t/a The Bowery at Southside (owner).

Dear Resident(s):

Because you have not paid the following:

Water - 1140.0 gallons	4.17
Read 05/22 137590.0 - 06/22 138730.0	
# of Days = 31 (Rate is \$3.66 per 1,000 gallons)	
Wastewater - 1140.0 gallons	6.38
Read 05/22 137590.0 - 06/22 138730.0	
# of Days = 31 (Rate is \$5.60 per 1,000 gallons)	
Water Base Charge 05/22 - 06/22	1.63
Wastewater Base Charge 05/22 - 06/22	0.87
Service Fee 05/22 - 06/22	1.17
Base Rent (08/2025)	2442.00
Storm Water (08/2025)	1.93
Storage Room (08/2025)	25.00
Valet Trash (08/2025)	30.00
Pest Control Fee (08/2025)	5.00
Res Protect Waiver Only (08/2025)	12.00
Water - 730.0 gallons	2.67
Read 06/22 138730.0 - 07/22 139460.0	
# of Days = 30 (Rate is \$3.66 per 1,000 gallons)	
Wastewater - 730.0 gallons	4.09
Read 06/22 138730.0 - 07/22 139460.0	
# of Days = 30 (Rate is \$5.60 per 1,000 gallons)	
Water Base Charge 06/22 - 07/22	1.63
Wastewater Base Charge 06/22 - 07/22	0.87
Service Fee 06/22 - 07/22	0.83
Base Rent (09/2025)	2442.00
Storm Water (09/2025)	1.93
Storage Room (09/2025)	25.00
Valet Trash (09/2025)	30.00
Pest Control Fee (09/2025)	5.00
Res Protect Waiver Only (09/2025)	12.00
Late Fee, 10% of \$2442.00	244.20
Water - 90.0 gallons	0.33
Read 07/22 139460.0 - 08/22 139550.0	
# of Days = 31 (Rate is \$3.66 per 1,000 gallons)	
Wastewater - 90.0 gallons	0.50
Read 07/22 139460.0 - 08/22 139550.0	
# of Days = 31 (Rate is \$5.60 per 1,000 gallons)	
Water Base Charge 07/22 - 08/22	1.63
Wastewater Base Charge 07/22 - 08/22	0.87
Service Fee 07/22 - 08/22	0.30
Base Rent (10/2025)	2442.00

Storm Water (10/2025)	1.93
Storage Room (10/2025)	25.00
Valet Trash (10/2025)	30.00
Pest Control Fee (10/2025)	5.00
Res Protect Waiver Only (10/2025)	12.00
Late Fee, 10% of \$2442.00	244.20
Storage Room \$60.00 @ 27 days	52.26
Water - 180.0 gallons	0.66
Read 08/22 139550.0 - 09/22 139730.0	
# of Days = 31 (Rate is \$3.66 per 1,000 gallons)	
Wastewater - 180.0 gallons	1.01
Read 08/22 139550.0 - 09/22 139730.0	
# of Days = 31 (Rate is \$5.60 per 1,000 gallons)	
Water Base Charge 08/22 - 09/22	1.63
Wastewater Base Charge 08/22 - 09/22	0.87
Service Fee 08/22 - 09/22	0.38
Base Rent (11/2025)	2442.00
Storm Water (11/2025)	1.93
Storage Room (11/2025)	25.00
Storage Room (11/2025)	60.00
Valet Trash (11/2025)	30.00
Pest Control Fee (11/2025)	5.00
Res Protect Waiver Only (11/2025)	12.00
Late Fee, 10% of \$2442.00	244.20

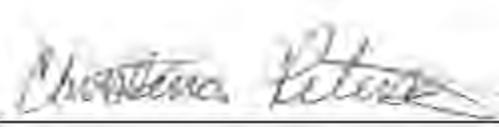
Your rights of occupancy and possession are hereby terminated under the provisions of your lease. You are still liable for rent and other charges you may owe under the TAA Lease Contract. Details of unpaid sums are above.

Demand for possession is hereby made. You are hereby given notice to vacate the dwelling on or before 11:59p.m., 12/09/2025. Your failure to move out then will result in appropriate legal action by us before the Justice of the Peace. Delay or postponement of such action does not waive our rights. This notice to vacate is unconditional.

Because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under Federal Law. Learn the steps you should take now: visit [www.cfpb.gov/eviction](http://www.cfpb.gov/eviction) or call a housing counselor at 800-569-4287.

If you wish to discuss this notice of you vacating the dwelling, please contact us.

11/6/2025

  
Signature of owner's representative

Date notice was given

Christina Peterson

Printed Name

(833) 887-1948

Phone Number

thebowery@weinsteinproperties.com

Email Address

# Proof of Delivery of Notice to Vacate to Resident

On 11/6/2025, I served the NOTICE described herein to the following Resident(s):

Kathryn Copeland

- Notice to vacate – Non-Payment of Rent, Utilities or Other Sums
- FIRST CLASS MAIL; CERTIFIED MAIL, RETURN RECEIPT REQUESTED; OR REGISTERED MAIL

11/6/2025

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Date notice was given

Signature of owner's representative

Christina Peterson  
Printed Name

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