



Itemization of Move out Charges – End of Lease

2 January 2024

Kristi Lynn Dreher
Ryan Dreher
23 Brieley Lane
San Antonio, TX 78250

RE: End of Lease – 27462 Paraiso Sands, Boerne, TX 78015

Kriti and Ryan,

You are receiving this letter to further itemize any move out charges associated with vacating the home at **27462 Paraiso Sands, Boerne, TX 78015**

After a thorough review of the home as you turned it back over to us, we have determined that you have incurred the following charges:

- 1) **Make Ready: \$517.00**
 - Light Bulb Replacement**
 - Lawn Service**
 - Tower Rod**
 - Trash bins full**
 - Sprinkler system knocked over**
 - General Cleaning**
- 2) **Balance on Ledger: \$8,466.00**
- 3) **Move Out Itemization Fee: \$45.00**
- 4) **Maintenance Handling Fee: \$50.00**
- 5) **NSF Fee: \$85.00**

Total Charges: \$9,188.60

CONSIDER THIS FORMAL DEMAND FOR IMMEDIATE PAYMENT OF \$9,188.60. FAILURE TO PAY THIS AMOUNT WITHIN THE NEXT 15 DAYS WILL RESULT IN YOUR ACCOUNT BEING TURNED OVER TO OUR COLLECTION AGENCY.

REFERENCES:

- 1) Itemization Prepared By: Brianna Ramirez
- 2) Signed Lease Agreement and Texas Property Code
- 3) To see all the associated documentation regarding this completed security deposit itemization, go to: <https://tinyurl.com/Dreher227462>
- 4) Find the link to this address and enter in the code: y3CVw3n3jxtJ
- 5) If you feel any errors have been made, or disagree with our findings, you may bring this to our attention in writing along with any further pictures or documented evidence.

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WE WILL NOT DISCUSS MOVE OUT CHARGES VIA PHONE OR IN PERSON!

Respectfully,

Melanie Thomas
Chief Executive Officer, Managing Broker