



ITEMIZATION OF SECURITY DEPOSIT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2024

To: Rachel Marie Stam

(Tenant(s))

4412 Neta Dr. Killeen, TX 76549

FEE IN LIEU

(Forwarding Address)

Re: Lease concerning the Property at 4200 Alan Kent Dr. Apt D, Killeen, TX 76549

Move-Out Date: October 3, 2024

Total amount of Security Deposit tendered by Tenant, including
any additional deposits tendered:

\$ 800.00

The following deductions were made to the security deposit.

- (1) Damages to the Property, beyond wear and tear (*describe*): Remove thumbtacks from walls; Repair chipped corners and gouges at living room walls; Spot paint throughout; Install missing window screen at kitchen; Replace stove drip pans; Replace blind at primary bedroom; Replace mildewed caulking at primary bathroom tub
\$ 931.00
- (2) Costs for which Tenant is responsible to ☒ clean, ☐ deodorize, ☐ exterminate, or ☐ maintain the Property:
\$ 351.81
- (3) Unpaid or accelerated rent for the following period(s): July 2024 - December 14, 2024
\$ 4,650.00
- (4) Unpaid late charges for the following month(s): June - September 2024
\$ 408.00
- (5) Costs of reletting (as defined in Paragraph 27 of lease), if Tenant is in default:
\$ _____
- (6) Unpaid utilities (*describe*): Temporary Electric and Water turned on for Move-out Evaluation, Cleaning Repairs
\$ 300.00
- (7) Unpaid animal charges (*describe*): _____
\$ _____
- (8) Costs to replace unreturned ☐ keys, ☐ garage door openers, ☐ security devices, ☐ other components: _____
\$ _____

- (9) Cost to remove unauthorized locks or fixtures installed by Tenant (*describe*):
_____ \$ _____
- (10) Landlord's cost to access the Property because Property was made inaccessible by Tenant: _____ \$ _____
- (11) Cost to replace missing or burned-out light bulbs and fluorescent tubes in the following rooms: Living room
_____ \$ 28.00
- (12) Cost to pack, remove, and store the following abandoned property: _____
_____ \$ _____
- (13) Cost to remove the following abandoned or illegally parked vehicles: _____
_____ \$ _____
- (14) Attorney's fees, costs of court, costs of service, and other costs incurred in a legal proceeding against Tenant (*describe proceeding*):
Preparation of Eviction Documents; Eviction Filing Fee
_____ \$ 229.00
- (15) Mailing costs associated with sending notices to Tenant for the following violations of the lease: _____
_____ \$ _____
- (16) Costs to restore walls, flooring, landscaping, or any alteration to Property not approved in writing by Landlord (*describe*): _____
_____ \$ _____
- (17) Damages to the Property caused by smoking (*describe*): _____
_____ \$ _____
- (18) Costs to rekey security devices (as provided in Paragraph 19): _____ \$ _____
- (19) Other: June 2024 - October 2024 Unpaid Resident Benefits Package, AssetProtect and Fee in Lieu of Security Deposit; June 2024 Dishonored Bank Payment Charge; June, August & September 2024 Posting Fee for Unpaid Rent; Remove trash throughout along with dog feces from yard

_____ \$ 660.00

Balance of Security Deposit after Deductions \$ (6,757.81)

Amount Tendered or Owed:

- ☐ A. Enclosed is a check in the amount of \$ _____ which represents the balance of the security deposit you tendered under the above-referenced lease.
- ☒ B. The deductions exceed the security deposit tendered. Landlord hereby demands payment of the excess. In accordance with Paragraph 10 of the lease, Tenant must pay the excess within 10 days after Tenant receives this notice to the following address: StarPointe Realty Management, LLC
6300 S Fort Hood St Killeen, TX 76542
Failure to pay the excess may expose Tenant to additional costs and liability such as collection costs, court costs, and attorney's fees.

Landlord Date

Or signed for Landlord under written property management agreement or power of attorney:

By:  10/28/2024
Date

Printed Name: CJ Rogers

Firm Name: StarPointe Realty Management, LLC

Means of Delivery	
<input checked="" type="checkbox"/> Regular US Mail	<input type="checkbox"/> Certified Mail, Return Receipt Requested No. _____
<input type="checkbox"/> Hand delivered to _____	on _____
by _____	
<input checked="" type="checkbox"/> Other:	<u>Emailed to: Paisleymama2023@gmail.com</u>