



## ITEMIZATION OF SECURITY DEPOSIT

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To: Louis A. Crooks, Tammy D. Crooks

(Tenant(s))

205 Blackfoot Dr. Harker Heights, TX 76548

(Forwarding Address)

Re: Lease concerning the Property at 101 Rustler Circle, Harker Heights, TX 76548

Move-Out Date: October 2, 2024

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

\$ \_\_\_\_\_ Fee in Lieu

The following deductions were made to the security deposit.

- (1) Damages to the Property, beyond wear and tear (*describe*): Replace vent hood filter; Replace refrigerator filter; Repair garbage disposal; Patch holes larger than nail size and spot paint throughout; Replace blind at front office conversion; Reinstall doorknob at primary bathroom; Remove mildewed caulking and apply new at primary and secondary Continued... See Addendum Damages Beyond Wear and Tear 1 \$ 1,138.00
- (2) Costs for which Tenant is responsible to ☒ clean, ☐ deodorize, ☐ exterminate, or ☐ maintain the Property: \$ 757.75
- (3) Unpaid or accelerated rent for the following period(s): Holdover Rent October- 2 Days \$ 500.00
- (4) Unpaid late charges for the following month(s): \_\_\_\_\_ \$ \_\_\_\_\_
- (5) Costs of reletting (as defined in Paragraph 27 of lease), if Tenant is in default: \$ \_\_\_\_\_
- (6) Unpaid utilities (*describe*): \_\_\_\_\_ \$ \_\_\_\_\_
- (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: **Front Porch; Exterior Front Right; Exterior left and**  
**Continued... See Addendum Following Rooms for Bulbs 2** \_\_\_\_\_ \$ **221.00**
- (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*):  
 \_\_\_\_\_ \$ \_\_\_\_\_
- (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: **Unpaid Lease Verification Request**  
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 \_\_\_\_\_ \$ **15.00**

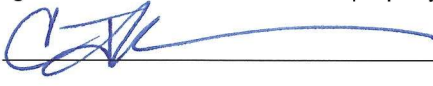
**Balance of Security Deposit after Deductions** \$ (2,631.75)

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:  10/30/2024  
Date

Printed Name: CJ Rogers

Firm Name: StarPointe Realty Management, LLC

*Means of Delivery*

- ☒ Regular US Mail ☐ Certified Mail, Return Receipt Requested No. \_\_\_\_\_
- ☐ Hand delivered to \_\_\_\_\_ on \_\_\_\_\_  
by \_\_\_\_\_
- ☒ Other: Emailed to: louis.crooks@gmail.com & tdaviscrooks@gmail.com

## ADDENDUM

PROPERTY: 101 Rustler Circle, Harker Heights, TX 76548

**1) Damages Beyond Wear and Tear**


**bathroom tub; Install missing doorknob at primary bathroom closet**

**Replace large light globe at front left bedroom**

**2) Following Rooms for Bulbs**

**right of Garage; Exterior Back left corner of Patio; Above Kitchen Refrigerator; Above Kitchen  
Pantry; Front Conversion Office; Half bathroom; Primary bedroom; Right Bedroom; Front left  
Bedroom; Secondary Bathroom**

Date: 10/30/2024

  
Signature

Date: \_\_\_\_\_

Signature

Date: \_\_\_\_\_

Signature

Date: \_\_\_\_\_

Signature

### Addendum