



ITEMIZATION OF SECURITY DEPOSIT

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To: Robert J. Cantu _____ (Tenant(s))

305 South HWY 77 Unit 4 Raymondville, TX 78580

FEE IN LIEU

(Forwarding Address)

Re: Lease concerning the Property at 3211 Blackburn Dr, Killeen, TX 76543-2702

Move-Out Date: May 30, 2024

Total amount of Security Deposit tendered by Tenant, including
any additional deposits tendered: \$ 500.00

The following deductions were made to the security deposit.

- (1) Damages to the Property, beyond wear and tear (*describe*): Remove exterior camera; Spot paint at livingroom and kitchen; Install pull chain at primary bedroom ceiling fan

_____ \$ 113.00
- (2) Costs for which Tenant is responsible to ☒ clean, ☐ deodorize,
☐ exterminate, or ☐ maintain the Property: \$ 325.00
- (3) Unpaid or accelerated rent for the following period(s): June 2024
_____ \$ 1,400.00
- (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; Garage**
_____ \$ **14.00**
- (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: **Add salt to water softener**

_____ \$ **60.00**

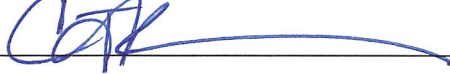
Balance of Security Deposit after Deductions \$ (1,412.00)

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:  06/14/2024
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: Rj23cantu@gmail.com