



ITEMIZATION OF SECURITY DEPOSIT

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To: Seth C. Conte (Tenant(s))

NO FORWARDING ADDRESS PROVIDED

(Forwarding Address)

Re: Lease concerning the Property at 2310 Wildewood Dr. Apt. B, Harker Heights, TX 76548

Move-Out Date: June 20, 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; Spot paint; Unclog primary bathroom sink; Repair wall dent at front right bedroom
\$ 250.00
- (2) Costs for which Tenant is responsible to ☒ clean, ☐ deodorize, ☐ exterminate, or ☐ maintain the Property: \$ 528.05
- (3) Unpaid or accelerated rent for the following period(s): July 2024 - January 2025 (Military Orders not Provided) \$ 8,750.00
- (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: \$ 312.50
- (6) Unpaid utilities (*describe*): Temporary Electric and Water turned on for Move-out Evaluation, Cleaning and Repairs \$ 300.00
- (7) Unpaid animal charges (*describe*): _____ \$ _____
- (8) Costs to replace unreturned ☐ keys, ☐ garage door openers, ☐ security devices, ☐ other components: _____ \$ _____

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- (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: **Primary bathroom**
 _____ \$ **7.00**
- (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: **Remove debris from side of house and furniture from back porch; Remove wasp nest at back patio**

 _____ \$ **70.00**

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
Balance of Security Deposit after Deductions \$ (10,217.55)

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  CJ Rogers 07/17/2024
 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: sethconte@gmail.com