

Excalibur Homes, LLC
2855 Marconi Dr, Ste 310
Alpharetta, GA 30005
678-825-1400 Fax 678-825-1401

11/29/2023

Brown, Xena
2657 Artillery Point Sw
Marietta, GA 30064

Re: Your Rental Account at: **2657 Artillery Point Sw**
Marietta, GA 30064

Dear Resident(s):

Georgia law requires that we notify tenants regarding the disposition of their security deposit after they move out. Our Records indicate that you paid a deposit of \$ 0.00 on the property you leased from Excalibur.

Your current balance due is more than your Security Deposit amount. We have, therefore, applied the deposit to outstanding charges. The remaining balance is still due as shown on the attached ledger.

If you moved out prior to the end of your lease without the Landlord's consent then you owe rent through the end of the lease or until a new tenant moves in and starts paying rent. If this is your circumstance then the charges on the attached register show rent charged through the end of the lease. Once the property has been re-rented and we know the date that the new tenant starts paying rent, your charges for rent will be reduced accordingly.

Please send in certified funds for payment in full or call to arrange a payment schedule within 30 days of the date of this letter. If we have not heard from you within 30 days the unpaid balance may be sent to a collection agency. This might have a negative impact on your credit rating.

Please contact our office as soon as possible so that we may resolve this situation.

Sincerely,

Shanika Smith
For Excalibur Homes, LLC
ssmith@excaliburhomes.com
678-825-1400

NO REFUNDS COLLECTIONS