



ITEMIZATION OF SECURITY DEPOSIT

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To: Cecilia Rhodes and Jude Rusch (Tenant(s))

1207 W. Wall St. Unit 8, Grapevine, TX 76051 (Forwarding Address)

Re: Lease concerning the Property at 1207 W. Wall St. Unit 8, Grapevine, TX 76051

Move-Out Date: November 15, 2023

Total amount of Security Deposit tendered by Tenant, including any refundable pet deposit: \$ (RIS)

The following deductions were made to the security deposit.

- (1) Damages to the Property, beyond wear and tear (describe):

_____ \$ _____
- (2) Costs for which Tenant is responsible to ☐ clean, ☐ deodorize,
☐ exterminate, or ☐ maintain the Property: \$ _____
- (3) Unpaid or accelerated rent for the following period(s) September,
October and 16 days of November \$ 2,594.61
- (4) Unpaid late charges for the following month(s): September,
October, November \$ 551.25
- (5) Costs of reletting (as defined in Paragraph 27 of lease), if Tenant is in
default: \$ _____
- (6) Unpaid utilities (describe): Water 34.13
_____ \$ 34.13
- (7) Unpaid pet 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: _____ \$ _____
- (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):
Texas Eviction services (\$328.00) _____ \$ 328.00
- (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 RIS charges for October and November (\$117.00) _____
_____ \$ 117.00
- Balance of Security Deposit after Deductions** \$ -3,624.99

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

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after Tenant receives this notice to the following address: 1527 W. Highway 114, Suite 500
Grapevine, TX 76051.

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: Russ Blackwell 11/16/23
Date

Printed Name: _____
Firm Name: _____

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