

From: Zach Steinberger zach.steinberger@compass.com
Subject: 2649 Tifton St S - Final Report
Date: September 5, 2024 at 3:53 PM
To: Luther Rollins luther2law@gmail.com

ZS

Hi Luther,

I have completed my final inspection of the property and have concluded that there are multiple missing items from the inventory list, the tenant stayed beyond the end of the lease date, personal property was left on the premises that will be required to be disposed of, and there was extensive damage to the property that will result in substantial losses to you as the landlord.

With all of that being said, it is my professional opinion to not refund the security deposit held by you as the landlord, seeing as you will spend much more than the \$4,500 deposit to bring the property back to the standard and condition that it was in when tenants moved in to the property.

Regards,

Zach

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Zach Steinberger

m: 941.539.7253

email: zach.steinberger@compass.com



Zach Steinberger

Principal Agent
Former Professional Soccer Player
941.539.7253
zach.steinberger@compass.com



October 1, 2024
Via USPS Certified Mailed
Stephen Boerner & Melissa Bemer
424 N. New Street, Bethlehem, pa. 18018

SECURITY DEPOSIT 2649 TIFTON ST.S., GULFPORT, FL

DEAR STEPHEN AND MELISSA,

THIS IS FORMAL NOTICE OF MY INTENTION TO IMPOSE A CLAIM FOR DAMAGES IN THE AMOUNT OF \$4,500.00 AGAINST YOUR SECURITY DEPOSIT. THIS CLAIM IS DUE TO LANDLORD INSPECTION AND REALTOR'S INSPECTION ON OR ABOUT SEPTEMBER 4, 2024. WHEREUPON REVIEW OF THE PREMISES REVEALED:

EXCESSIVE GARBAGE AND TRASH IN THE FRONT AND REAR YARDS, SPOILING FOOD IN THE REFRIGERATOR, DAMAGE TO THE WALLS OF THE PREMISES, UNAUTHORIZED HANGING LIGHTS, UNAUTHORIZED REMOVAL OF WOOD CABINETS, SHELVEING, COUNTERS, AND OTHER ALTERATIONS WITHOUT LANDLORD CONSENT; UNAUTHORIZED WHITEBOARD AFFIXED TO EXTERIOR WALL OF THE PREMISES; MISSING AND DAMAGED ARTWORK, FURNISHINGS, AND HOUSEWARES INVENTORY LIST ITEMS.

ADDITIONALLY, TENANT PERSONAL PROPERTY WAS LEFT IN THE HOUSE, GARAGE, TIKI HUT, AND FRONT AND REAR YARDS. UNAUTHORIZED CUTTING BY TENANT OF THE LEGACY JACKFRUIT TREE IN THE REAR YARD MAY CAUSE THE TREE TO BECOME DISEASED, WITHER AND/OR DIE. TENANT STAYED IN THE PREMISES SEVERAL DAYS BEYOND THE LEASE EXPIRATION DATE AND CAUSED THE LANDLORD TO BE UNABLE TO SHOW OR RELET THE PREMISES DUE TO TENANT EXTENDED OCCUPANCY AND OVERALL UNCLEAN CONDITION. EXTENSIVE CLEANING BE WILL BE REQUIRED TO RESTORE THE PREMISES TO THE STANDARD AND CONDITION THAT IT WAS IN WHEN THE TENANTS MOVED IN AT THE START OF THE LEASE.

This notice is sent to you as required by Sec. 83.49 (c) Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you received this notice, or I will be authorized to deduct the amount stated above from your security deposit. Your objection, if any, must be sent to LUTHER ROLLINS, AMARLU ENTERPRISES, 231 GOVERNMENT AVE. S.W., #3097, HICKORY, NC. 28603.

Sincerely,
Luther J. Rollins Jr.
Luther J. Rollins, Jr.
(Landlord/Owner)