

October 1, 2024  
Via USPS Certified Mailed  
Stephen Boerner & Melissa Bamer  
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, SHELVING, 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)

WITHER ROLLINS JR.  
1 GOVERNMENT AVE. S.W.  
#3097  
CORY, NC 28603

CERTIFIED MAIL



9584 0710 5270 1423 1170 13

Retail



18018

RDC 00

U.S. POSTAGE PAID  
FCM LETTER  
HICKORY, NC 28603  
OCT 28, 2024

\$5.58

823240501167.07

OUTSIDE MAIL

STEPHEN BERNER & MELISSA BERNER  
424 N. MAIN STREET  
BETHLEHEM, PA 18018

18018-880024



WITHER ROLLINS JR.  
1 GOVERNMENT AVE. S.W.  
#3097  
CORY, NC 28603



9589 0710 5270 1953 8095 18

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Hickory, NC 28603

Certified Mail Fee

\$4.85

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

\$4.10

\$11.00

☐ Return Receipt (electronic)

\$

\$0.00

☐ Certified Mail Restricted Delivery

\$

\$0.00

☐ Adult Signature Required

\$

\$0.00

☐ Adult Signature Restricted Delivery

\$

\$0.00

Postage

\$10.45

\$

Total Postage and Fees

\$19.40

\$

Sent To

Street and Apt. No., or PO Box No.

231 GOVERNMENT AVENUE S.W., 3097

City, State, ZIP+4®

HICKORY, NC 28603

0620

09

Postmark  
Here

10/18/2024

USPS

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



10/18/2024

Product	Qty	Unit Price	Price
---------	-----	------------	-------

Grand Total:	\$19.40
--------------	---------

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

Save this receipt as evidence of insurance. For information on filing an insurance claim go to <https://www.usps.com/help/claims.htm> or call 1-800-222-1811

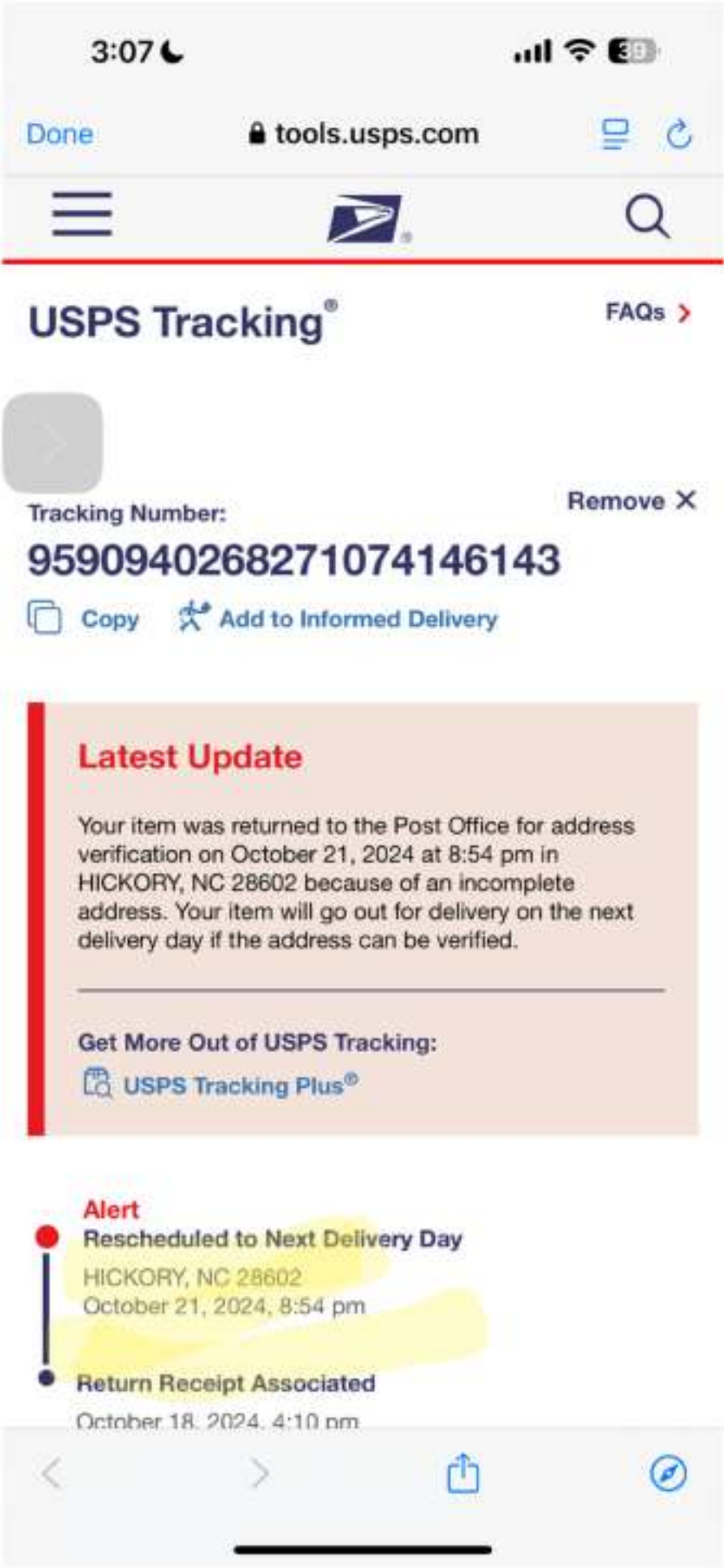
Preview your Mail  
Track your Packages  
Sign up for FREE @  
<https://informedelivery.usps.com>

All sales final on stamps and postage.  
Refunds for guaranteed services only.  
Thank you for your business.

**Tell us about your experience.**





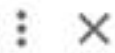


google.com



## Track your package

Data provided by USPS



Tracking number 9590940268271074146143

Tracking number created

 In transit  
October 18, 04:10PM

Out for delivery

 Delivery failed  
October 21, 08:54PM  
Hickory, NC

Delivered

View details on USPS

Call 1-800-275-8777

Track another package



16

