

RESERVATION OF RIGHTS

**Via Certified Mail
Return Receipt Requested**

Date: JANUARY 15, 2025

To: The Owners & Landlords of: 2649 Tifton St. St, Gulfport, FL 33711,
To: Amarlu Enterprises, Amarlu Companies, & Amarlu Enterprises & Known Officers

To: Mary O. Polk & Luther Rollins, Jr.

BEST KNOWN MAILING ADDRESS(ES) FOR RELIABLE DELIVERY:

Amarlu Enterprises
Amarlu Companies
Amarlu Consultants
ATTN: Officers
420 18th Ave. N.W.
HICKORY, NC 28601

Mary O. Polk &
Luther Rollins Jr.
2649 TIFTON ST. S.
GULFPORT, FL 33711

Mary O. Polk &
Luther Rollins Jr.
231 Government Ave. S.W.
PO Box #3097
HICKORY, NC 28603

Dear Mary & Luther,

Since the submission of the initial tenant dispute documentation, subsequent developments and newly discovered information have significantly expanded the scope of concerns. Emerging evidence reveals systemic irregularities in business operations, including ambiguous entity relationships, inconsistent documentation, and opaque financial practices. Notably, there is the redirection of rental payments totaling \$36,000 to Amarlu Enterprises.

Documented patterns indicate operational misconduct through the use of multiple unregistered entity names, contradictory information across official records, and improper payment instructions to an unauthorized, out-of-state entity not noted on the lease agreement. These practices undermine the validity and enforceability of claims within the landlord-tenant relationship, suggesting deliberate efforts to evade accountability and statutory obligations.

With the Tenant Dispute letter dated October 18, 2024, indicating alleged landlord violations, you must prepare for persistent allegations that will be shaped by the parties' relationship and the outcomes of new claims.

These outcomes will be resolved through negotiation or by the Florida Courts system, and I disclose only some of these claims here.

additional claims of regulatory non-compliance and professional misconduct. If substantiated, these irregularities could fundamentally impact the enforceability of contractual agreements, overshadowing the landlord's primary claims.

By including these newly identified violations and rigorously substantiating all claims with verifiable evidence, this notice maintains its focus on resolving the tenant-landlord dispute while adhering to the highest standards of accuracy and relevance. The tenant asserts that the landlord's actions directly affect the enforceability of the lease agreement and cast serious doubt on the validity of related claims.

The tenant's approach is specifically tailored to address issues impacting tenant rights and obligations under the lease. While broader regulatory violations may indirectly influence these matters, their adjudication is the responsibility of appropriate regulatory authorities, not the individual tenants.

This notice avoids speculative accusations or exploration of matters beyond the tenant-landlord relationship.

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This notice is one of two. The second is forthcoming to your attention within one week's time. There are clear violations of Florida landlord-tenant law, some noted herein, some in future correspondence,

As you would agree, any less diligence, given the severity of detail and extreme mental strain I find myself in, it is in final preparations.

With the bulk of these two mailings highlighting a mutual interest between tenant and landlord in sidestepping a "time-consuming, costly, emotional, and uncertain legal litigation process," as you articulated in writing, the overwhelming evidence against you acknowledges the jurisdiction of third-party regulators better equipped to address broader compliance concerns, all while maintaining a steadfast focus on issues that directly bolster the tenant's stance in this dispute.

Thank you,

A handwritten signature in cursive script that reads "Stephen Boerner".

Stephen Boerner

Prior Tenant of:

2649 Tifton St. S. Gulfport, FL 33711

A handwritten signature in cursive script that reads "Stephen Boerner".