

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, 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)



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9589 0710 5270 1423 1179 83

FSC® C118918

PAPER  
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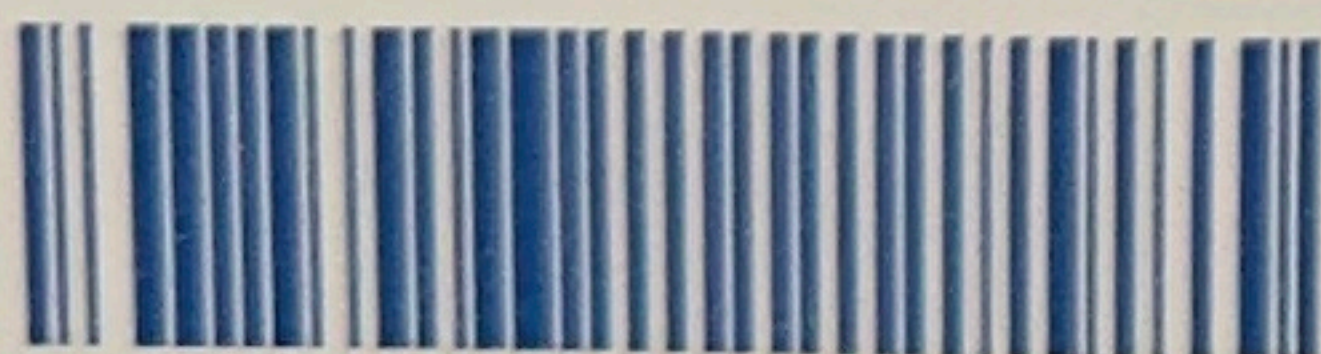
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EP14F October 2023  
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FROM:

LUTHER ROLLINS JR  
AMARLU ENTERPRISES  
231 GOVERNMENT AVE., SW  
P.O. #3097  
PICKORY, NC 28603

LNMO  
11-12-24

TO:

MR. STEPHEN BOERNER  
MS, MELISSA BEMER  
424 N. NEW STREET  
BETHLEHEM, PA 18018

Rt 36

Label 228, December 2023

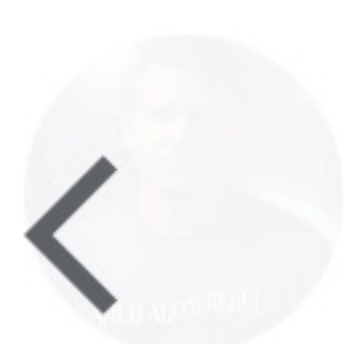
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4:02

14



me 3:59 PM

to luther2law, Zach



Please be advised that a certified letter containing my tenant dispute is not being delivered, nor signed for, due to one-to-two reasons.

First, you providing the incorrect ZIP Code for the address of:

AMARLU ENTERPRISES  
231 GOVERNMENT AVE. S.W., #3097,  
HICKORY, NC.

The attached Notice, sent by you, that I received in early October via certified mail provided me a landlord return address to send any written tenant dispute. The address you provided had an incorrect zip code.

The correct zip code for your mailing address is 28602. This is the Hickory, NC USPS Postal Office.

Please be aware that you provided an incorrect zip code for AMARLU ENTERPRISES, 231 GOVERNMENT AVE. S.W., #3097, HICKORY, NC. 28603 (incorrect zip code)

The correct zip code, is, in fact, 28602, not 28603.

A zip code of 28603 was included in your notice. It was also the zip code used on the return address section of the envelope the letter was delivered to me in.

Secondly, if you are not actively using USPS' Street Addressing service, simply using just "#3097" without "PO Box" can be problematic unless you've specifically signed up for USPS Street Addressing Service.

If you are not a customer of Street Addressing services offered by USPS, the certified letter will likely be returned to sender.

This certified mail contains a physical copy of the tenant dispute found as an attachment in this email thread originally emailed to Zach, then forwarded to you.

Attached to this specific email contains a PDF with copies of proof of timeliness of the certified letter issued sent October 18th, 2024.

This PDF attachment also contains images detailing the incorrect address you provided that is causing delays and possibly the inability for this certified mail to be delivered.

Should it arrive back to me, as "return to sender," it will be reissued via certified mail once again, but to the correct zip code with the PO Box # written correctly.

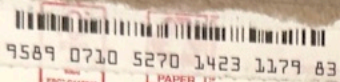




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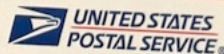
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FROM:



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VISIT US AT USPS.COM<sup>®</sup>  
ORDER FREE SUPPLIES ONLINE

FROM:

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AMARILU ENTERPRISES  
231 GOVERNMENT AVE., SW  
P.O. #3097  
HICKORY, NC 28603

LNMO  
11-12-24

TO:

MR. STEPHEN BOERNER Rt 3  
MS, MELISSA BEMER  
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BETHLEHEM, PA 18018

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Label 228, December 2023

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