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**Subject:** Re: Notice of Intent to Vacate - [17181 #206 W Bernardo Drive]  
**From:** Brent Varga <brentlvarga@gmail.com>  
**To:** Ligia <ligia.varga@gmail.com>, Tiborg Varga <tiborgvarga2@gmail.com>  
**Date Sent:** Tuesday, August 12, 2025 5:55:37 AM GMT-07:00  
**Date Received:** Tuesday, August 12, 2025 5:55:37 AM GMT-07:00

That sounds great! Let me know if I can assist you with anything.

On Mon, Aug 11, 2025, 20:10 Ligia <[ligia.varga@gmail.com](mailto:ligia.varga@gmail.com)> wrote:

Hi Brent we are making sure everything will be in perfect condition, if your dad has not responded is because he is also dealing with solar panels but we will make sure it will be done before September 28, it needs to be painted, new floors and windows, the dishwasher will be replaced as well. Talk to you tomorrow afternoon. Glad you found out about the internet, we have to check that as well for ourselves.

Hugs & kisses

On Mon, Aug 11, 2025 at 5:51 PM Brent Varga <[brentlvarga@gmail.com](mailto:brentlvarga@gmail.com)> wrote:

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Additionally, please just paint the house a basic white color. I don't need any special colors—just plain white will be fine.

Cheers,

**Brent Varga**

C:650.541.9841

[E:surferbv@gmail.com](mailto:surferbv@gmail.com)

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Subject: Suggestions for the Unit

Hi Apu,

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1. **\*\*Prepare the unit for cleaning.\*\***
2. **\*\*Paint the unit:\*\*** Since the flooring is in bad shape, it's acceptable if the floors get dirty during this process.

3. **\*\*Replace or repair the floors:\*\*** Consider using a more durable flooring option.  
<https://www.costco.com/mohawk-home-12mm-thick-61in-x-472in-ac4-waterproof-surface-laminate-wood-plank-flooring-1814-sq-ftctn.product.4000052458.html?preselect=colour:ridgewayhickory&preselectOption=7741124012285190781>
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Best regards,

Brent Varga

C: 650.541.6841

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On Mon, Aug 11, 2025 at 10:49AM Varga Prop <[vargaproperties@gmail.com](mailto:vargaproperties@gmail.com)> wrote:

Jeff, Thank you, Tibor

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Hi Tibor,

The key is under the welcome mat in front of the door and the gate opener, mail room/pool key, and mailbox key are on the counter in the kitchen. Please let us know if you need anything additional. Thanks again.

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Please let us know, Thank you,

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Regarding turning over the condo- we have vacated the unit and were hoping you may be able to do a virtual walk through via zoom? Please keep the security deposit as we were not expecting to receive it back as there has been a lot of life lived in our home the past 8 years. Additionally, there was some collateral damage done to the patio window and bathroom flooring during the move and our extended hospital stay (Puppy pulled up a patch of flooring). Please forward us the invoice for the repairs and we will be sure to meet our obligations.

Lastly, I want to thank you for sharing your home with our family over the past 8 years. It will forever hold a special place in our hearts as this is where Lauren and I started our lives together and began building our family. It was truly a blessing to have a safe space to call home and fill it with love and laughter.

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Please let me know how you and the family are doing.

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On this happy occasion of your third child I would like to reduce the amount of rent by \$300.00 that is due on the first of August.

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My son Brent, decided to move back to San Diego from the Bay Area and is planning to move in on September 1st, so we may have some flexibility but we need at least one week to get the unit ready for him.

Accordingly, the amount of rent due on August 1st would be  $2,235.00 \times (15/31) = \$1,081.45$  less \$300.00= **\$781.45 if paid on the 1st of August.**

Please let me know when you would like to schedule the pre-move out inspection and if there are any changes due to the arrival of Callum.

One more congratulations to all of you, including the new member of your family!  
Tibor and Ligia

On Fri, Jul 25, 2025 at 6:25 PM Lauren L. Newman <[laurenangrest@yahoo.com](mailto:laurenangrest@yahoo.com)> wrote:  
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thank you for your understanding

Most Respectfully,

Lauren L. Newman

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858-360-0131

On Thu, Jul 17, 2025 at 2:46 PM Varga Prop <[vargaproperties@gmail.com](mailto:vargaproperties@gmail.com)> wrote:

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This email serves as formal notification that we will be vacating our unit at 17181 W. Bernardo Drive, Unit 206, in the month of August 2025. This date is in accordance with the terms of our lease agreement, which requires 30 days' notice.

I would like to schedule a move-out walkthrough of the unit with you prior to our departure to ensure a smooth transition. August 1st is a realistic date for us - we may or may not have movers here that day (we won't know until 24-48 hours prior - per their protocol) but please let me know what time and date works best for you.

We intend on being on the road (completely vacated) to Utah by August 2, 2025 - but intend to pay rent to cover 30 days from today's date of August 15, 2025.

We have sincerely appreciated our time here and growing our family here and know this unit will serve as a wonderful and safe home for the next family. We are hoping that if it is required, you would be willing to write us a letter of recommendation for our future rental in Utah?

As always, thank you Mr. Varga and we look forward to hearing back from you.

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**Date Sent:** Monday, August 11, 2025 8:10:37 PM GMT-07:00  
**Date Received:** Monday, August 11, 2025 8:10:52 PM GMT-07:00

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Their lease stated that "It is further noted that the washer, dryer and refrigerator shall be maintained in good working order by the LESSEE at the LESSEE'S expense."

They may have replaced these appliances at their own costs and were told that if they do they can take it with them.

Many tenants have their own stuff and if I buy it it is for a rental with lowest cost and best long term maintenance warranty. Expensive units do not last that much longer in a rental.

The same with the floors and windows.

Nicole and Francois were using the laundromat for a long time as they were too cheap to fix or replace the washer/dryer. It's a gas dryer, and gas is included in the HOA fee as only serves the dryer not anything else.

I have not been in their unit for years.

It's not worth buying expensive stuff unless you are planning to live there for ten or so years, or you are planning to take it with you.

If the dishwasher is broken we'll replace it.

You will not rent, you will own the place, but if you move, it will be rented again.

So you need to think about it.

Looking good does not have to be expensive.

With the flooring, it's often the installation that is expensive and makes it look good.

Your box takes a little extra time, you can stay with us for a week or two and all should be selected and installed meeting your approval even if you are not here yet.

We will check things out and we should have two cleanings, one to see how good or bad things are and the final after all repairs, painting and flooring are done.

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**Subject:** Re: Notice of Intent to Vacate - [17181 #206 W Bernardo Drive]  
**From:** Brent Varga <brentlvarga@gmail.com>  
**To:** Varga Prop <vargaproperties@gmail.com>, Tiborg Varga <tiborgvarga2@gmail.com>, Ligia Varga <ligia.varga@gmail.com>  
**Date Sent:** Monday, August 11, 2025 5:51:31 PM GMT-07:00  
**Date Received:** Monday, August 11, 2025 5:51:31 PM GMT-07:00

I will have the box until September 28th. If we need any additional appliances, such as a dishwasher, please let me know. I can conduct the research, and you can make the final decisions. Based on my findings, most of the recommended appliances will be from Costco, along with other options that Raphael has already researched and confirmed to be effective. The only information I need to clarify is the measurements and whether we have an electric or gas hookup. Additionally, I have some suggestions for the faucet and showerheads if needed.

Additionally, please just paint the house a basic white color. I don't need any special colors—just plain white will be fine.

Cheers,

**Brent Varga**  
C:650.541.9841  
[E:surferbv@gmail.com](mailto:surferbv@gmail.com)

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On Mon, Aug 11, 2025, 16:41 Brent Varga <[brentlvarga@gmail.com](mailto:brentlvarga@gmail.com)> wrote:  
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3. **\*\*Replace or repair the floors:\*\*** Consider using a more durable flooring option.  
<https://www.costco.com/mohawk-home-12mm-thick-61in-x-472in-ac4-waterproof-surface-laminate-wood-plank-flooring-1814-sq-ftctn.product.4000052458.html?preselect=colour:ridgewayhickory&preselectOption=7741124012285190781>
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**From:** Ligia <ligia.varga@gmail.com>  
**To:** Brent Varga <brentlvarga@gmail.com>  
**Cc:** Varga Prop <vargaproperties@gmail.com>, Tiborg Varga <tiborgvarga2@gmail.com>  
**Date Sent:** Monday, August 11, 2025 5:42:12 PM GMT-07:00  
**Date Received:** Monday, August 11, 2025 5:42:28 PM GMT-07:00

We would be able to give you more information we will be going there tomorrow, your dad is now talking to a person that would be painting the condo, I understand Costco has very good appliances and take care of the hookups, we need to take the measurements of the washer and dryer and the refrigerator we were not able to check the dishwasher since there is no electricity. How long are you going to have the box on the parking lot. We need to have that information that way we can see how much time we have.

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**From:** Varga Prop <[vargaproperties@gmail.com](mailto:vargaproperties@gmail.com)>  
**To:** Jeffrey Newman <[jeffreynewman220@gmail.com](mailto:jeffreynewman220@gmail.com)>  
**Bcc:** brentlvarga@gmail.com  
**Date Sent:** Monday, August 11, 2025 10:48:47 AM GMT-07:00  
**Date Received:** Monday, August 11, 2025 10:49:04 AM GMT-07:00

Jeff, Thank you, Tibor

On Sun, Aug 10, 2025 at 11:45 PM Jeffrey Newman <[jeffreynewman220@gmail.com](mailto:jeffreynewman220@gmail.com)> wrote:  
Hi Tibor,

The key is under the welcome mat in front of the door and the gate opener, mail room/pool key, and mailbox key are on the counter in the kitchen. Please let us know if you need anything additional. Thanks again.

Jeff and Lauren  
Sent from my iPhone

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**Subject:** Re: Notice of Intent to Vacate - [17181 #206 W Bernardo Drive]  
**From:** Tiborg Varga <tiborgvarga2@gmail.com>  
**To:** Brent Varga <brentlvarga@gmail.com>  
**Cc:** Ligia Varga <ligia.varga@gmail.com>  
**Date Sent:** Friday, August 8, 2025 11:32:03 AM GMT-07:00  
**Date Received:** Friday, August 8, 2025 11:32:44 AM GMT-07:00

Yes, they will be addressed.

On Fri, Aug 8, 2025 at 11:21 AM Brent Varga <[brentlvarga@gmail.com](mailto:brentlvarga@gmail.com)> wrote:

Apu y Mami,

Please be sure that these damages are addressed before I move into the property.

**collateral damage done to the patio window and bathroom flooring during the move and our extended hospital stay (Puppy pulled up a patch of flooring).**

Best regards,

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[E:brentlvarga@gmail.com](mailto:brentlvarga@gmail.com)

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**To:** Tiborg Varga <tiborgvarga2@gmail.com>, Ligia Varga <ligia.varga@gmail.com>  
**Date Sent:** Friday, August 8, 2025 11:21:39 AM GMT-07:00  
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**Bcc:** [brentlvarga@gmail.com](mailto:brentlvarga@gmail.com)  
**Date Sent:** Friday, August 8, 2025 9:57:07 AM GMT-07:00  
**Date Received:** Friday, August 8, 2025 9:57:23 AM GMT-07:00

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If you have renters insurance that may cover that too depending on your policy.  
I wish I could say nothing else is needed but I have not seen the place how it is.  
Regarding the condo; please let us know how are you planning to return the keys and the gate remote control and when and how we can enter it?  
Please let us know, Thank you,  
Tibor

On Fri, Aug 8, 2025 at 9:12 AM Jeffrey Newman <[jeffreynewman220@gmail.com](mailto:jeffreynewman220@gmail.com)> wrote:

Hi Tibor,

Apologies for the miscommunication as things have been a bit hectic given baby coming early and Lauren's postpartum complications. Unfortunately we had to leave town to ensure Lauren and Callum established follow up care here. Per the doctors at the hospital continuous care needed to be established asap to avoid serious health scares. I truly apologize as it is not how I would've wanted to close things out but things truly spun out quickly.

Regarding turning over the condo- we have vacated the unit and were hoping you may be able to do a virtual walk through via zoom? Please keep the security deposit as we were not expecting to receive it back as there has been a lot of life lived in our home the past 8 years. Additionally, there was some collateral damage done to the patio window and bathroom flooring during the move and our extended hospital stay (Puppy pulled up a patch of flooring). Please forward us the invoice for the repairs and we will be sure to meet our obligations.

Lastly, I want to thank you for sharing your home with our family over the past 8 years. It will forever hold a special place in our hearts as this is where Lauren and I started our lives together and began building our family. It was truly a blessing to have a safe space to call home and fill it with love and laughter.

Thank you for everything Tibor and again I apologize we were not able to button things up better prior to our departure. This is sincerely  
Not our nature of handling things but Lauren's health needed immediate action.

Thanks,

Lauren and Jeff

Sent from my iPhone

On Aug 8, 2025, at 9:44 AM, Varga Prop <[vargaproperties@gmail.com](mailto:vargaproperties@gmail.com)> wrote:

Hi Lauren and Jeff,



Hope all is well with you as I am concerned that I did not hear from you since I missed your text last Monday for the meeting "tomorrow" that I got Tuesday and thought it was for Wednesday.  
Please let me know how you and the family are doing.  
It would also be good to talk about pre-move out and the move out inspection, or are you out of town already?  
It is best to confirm things to avoid another misscommunication.  
Please let me know, Thank you,  
Tibor

On Thu, Jul 31, 2025 at 7:06 PM Varga Prop <[vargaproperties@gmail.com](mailto:vargaproperties@gmail.com)> wrote:

Dear Lauren, Jeff and Family,  
Hope you are happily back home with baby Callum from the hospital.  
Please let us know if Callum's earlier than expected arrival has changed anything about your moving out schedule.

On this happy occasion of your third child I would like to reduce the amount of rent by \$300.00 that is due on the first of August.

As I did not hear anything from either of you, I presume that you are still planning to move out on or before August 15, 2025.

My son Brent, decided to move back to San Diego from the Bay Area and is planning to move in on September 1st,  
so we may have some flexibility but we need at least one week to get the unit ready for him.

Accordingly, the amount of rent due on August 1st would be  $2,235.00 \times (15/31) = \$1,081.45$  less \$300.00 = **\$781.45 if paid on the 1st of August.**

Please let me know when you would like to schedule the pre-move out inspection and if there are any changes due to the arrival of Callum.

One more congratulations to all of you, including the new member of your family!  
Tibor and Ligia

On Fri, Jul 25, 2025 at 6:25 PM Lauren L. Newman <[laurenangrest@yahoo.com](mailto:laurenangrest@yahoo.com)> wrote:

Hi Tibor

Jeff and I are at the hospital - having baby number 3. Can you please reach out to Jeff on Monday - we should be discharged by then and we can arrange for the inspection etc 🙏 thank you for your understanding

Most Respectfully,

Lauren L. Newman

*Remember this...your thoughts create your reality*

On Friday, July 25, 2025, 4:43 PM, Varga Prop <[vargaproperties@gmail.com](mailto:vargaproperties@gmail.com)> wrote:

Dear Lauren and Jeff,  
Please find attached the 20170811RB206LaurenLeeSmoogenMoveInCheckList and photos for your reference.

Please also let me know when is a good time for you to do a pre-move-out inspection that we are supposed to do according to guidelines.

Thank you,

Tibor

858-360-0131

On Thu, Jul 17, 2025 at 2:46 PM Varga Prop <[vargaproperties@gmail.com](mailto:vargaproperties@gmail.com)> wrote:

Dear Lauren and Jeff,

Thank you for your email providing a 30-day notice to vacate your home.

Please let me know if it will be OK to show your place to prospective tenants with 24-hour advanced notice.

We could arrange a pre-move and move out inspection and details for a recommendation letter in the following days.

Let's keep each other posted as needed.

Thank you again,

Tibor

On Wed, Jul 16, 2025 at 10:39 AM Lauren L. Newman <[laurenangrest@yahoo.com](mailto:laurenangrest@yahoo.com)> wrote:

Dear Mr. Varga:

This email serves as formal notification that we will be vacating our unit at 17181 W. Bernardo Drive, Unit 206, in the month of August 2025. This date is in accordance with the terms of our lease agreement, which requires 30 days' notice.

I would like to schedule a move-out walkthrough of the unit with you prior to our departure to ensure a smooth transition. August 1st is a realistic date for us - we may or may not have movers here that day (we won't know until 24-48 hours prior - per their protocol) but please let me know what time and date works best for you.

We intend on being on the road (completely vacated) to Utah by August 2, 2025 - but intend to pay rent to cover 30 days from today's date of August 15, 2025.

We have sincerely appreciated our time here and growing our family here and know this unit will serve as a wonderful and safe home for the next family. We are hoping that if it is required, you would be willing to write us a letter of recommendation for our future rental in Utah?

As always, thank you Mr. Varga and we look forward to hearing back from you.

Most Respectfully,

Lauren L. Newman

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**Subject:** Re: Notice of Intent to Vacate - [17181 #206 W Bernardo Drive]  
**From:** Varga Prop <vargaproperties@gmail.com>  
**To:** "Lauren L. Newman" <laurenangrest@yahoo.com>, Jeffrey Newman <jeffreynewman220@gmail.com>  
**Bcc:** brentlvarga@gmail.com  
**Date Sent:** Friday, August 8, 2025 8:44:25 AM GMT-07:00  
**Date Received:** Friday, August 8, 2025 8:44:41 AM GMT-07:00

Hi Lauren and Jeff,  
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Tibor and Ligia

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As always, thank you Mr. Varga and we look forward to hearing back from you.

Most Respectfully,

Lauren L. Newman

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