



Ravi Badam <bbravi@gmail.com>

811 Gate Run Rd - Non Payment of Rent

1 message

Ravi Badam <bbravi@gmail.com>
To: Bre Herring <breherring13@gmail.com>
Cc: Anil Goola <anil98.real@gmail.com>

Sat, May 24, 2025 at 12:14 PM

Hi Breanna,

Regarding Property Address: 811 Gate Run Rd, Jacksonville, FL, 32211

Due to non-payment of rent for the month of May 2025, you are being requested to pay the rent amount of \$1700 in its totality by 27th May 2025. As per our agreement you also need to clear the late fees on the property for all the current and past leasing terms.

As I have already informed you over text message, the inconsistencies in rent payments are putting a strain on my obligations to pay the property dues to the mortgage company, property tax, insurance and HOA fees. The mortgage company does not accept excuses about not receiving payments on time. The rent is \$1700 on the property but with HOA fees and property taxes my monthly payment for the mortgage is over \$2000. I am already underwater and I am not able to keep up with the payments. I informed the mortgage company about this issue on inconsistent renter and they have asked me to provide an eviction notice to you at the earliest.

You are yet to pay rent for the month of May. Please consider this as a formal request appealing you to pay \$1700 rent for the month of May by May 27th. I would also want you to clear all past late payment fees that are due for the months you have been late in paying rent. A non payment of rent by May 27th would be considered as defaulting on rent payments and a 3-day eviction notice will be served on the 28th of May as per Florida state guidelines.

I appreciate your timely attention to this matter and expect you to clear the dues immediately. Please see the payments I received this year, the rent has been late every single month this year. The rental agreement binds you to a late fees assessment of \$200 with the new lease agreement which amounts to \$1000 from January to May 2025. Please also note that your past late fees accumulated to the amount of \$1000. Total late fees on the property is \$2000 as of today May 24th 2025. All late fees will be assessed as per our rental leasing agreement that is a binding legal contract.

Appreciate your urgent attention to this matter.

Ravi

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Posted Transactions			
⊕ 05/05/25	ZELLE FROM HERRING BREANNA ON 05/04 REF # PP0YSBZJ8F	\$500.00	
⊕ 04/21/25	ZELLE FROM HERRING BREANNA ON 04/19 REF # PP0YQSWFS9	\$1,300.00	
⊕ 03/25/25	ZELLE FROM HERRING BREANNA ON 03/25 REF # PP0YN9QCBC	\$1,080.00	
⊕ 03/10/25	ZELLE FROM HERRING BREANNA ON 03/10 REF # PP0YLVZ5MF	\$615.00	
⊕ 02/20/25	ZELLE FROM HERRING BREANNA ON 02/20 REF # PP0YK2HRVM	\$1,205.00	
⊕ 02/10/25	ZELLE FROM HERRING BREANNA ON 02/09 REF # PP0YHZF9LM	\$495.00	
⊕ 01/24/25	ZELLE FROM HERRING BREANNA ON 01/24 REF # PP0YGFMTMR	\$900.00	
⊕ 01/09/25	ZELLE FROM HERRING BREANNA ON 01/09 REF # PP0YF4PMLX	\$800.00	



Ravi Badam <bbravi@gmail.com>

Re: MOVE OUT

Bre Herring <breherring13@gmail.com>
To: Ravi Badam <bbravi@gmail.com>

Tue, May 27, 2025 at 2:51 PM

Subject: Notice of Move-Out

As we previously discussed, you had agreed to work with me regarding my current employment status. However, I understand that you've since requested that I vacate the property.

This message serves as formal notice that I will be moving out of the condo on **May 11th**, and the unit will be fully cleaned **May 13th**.

It has been a pleasure living here overall, despite the repeated issues with the air conditioning that required multiple service requests. It's unfortunate that circumstances have led to this move.

If you need any further information, please feel free to contact me.

I'm happy to coordinate as needed to ensure a smooth transition.

Thank you for your time and understanding.

Sincerely,
BreAnna Herring

"Life isn't about finding yourself. Life is about creating yourself."



Ravi Badam <bbravi@gmail.com>

Re: MOVE OUT

Balaji Badam <bbravi@gmail.com>
To: Bre Herring <breherring13@gmail.com>
Cc: Anil Goola <anil98.real@gmail.com>

Wed, May 28, 2025 at 6:30 AM

Hi Breanna,

Our agreement has a 30 day written notice for move out. Your lease ends end of June. I am fine with you handing over the keys on the 13th.

As I mentioned I have to cover for the mortgage and unfortunately not paying rent is causing me a lot of strain and burden on me. Please pay whatever you have that you can pay at this time.

Please pay so that I don't have to ask you to leave immediately. We will clear dues at the time of checkout after estimating the cleaning expenses.

Ravi



Ravi Badam <bbravi@gmail.com>

Eviction Notice - 811 Gate Run Rd - Non Payment of Rent

5 messages

Ravi Badam <bbravi@gmail.com>
To: Bre Herring <breherring13@gmail.com>
Cc: Anil Goola <anil98.real@gmail.com>

Wed, May 28, 2025 at 10:34 PM

Hi Breanna,

Re: 811 Gate Run Rd, Jacksonville, Florida 32211

You are henceforth being served an eviction notice as per Florida state policy. Please find an official eviction notice attached to this email.

After multiple unsuccessful attempts for rent collection you have continued to occupy the property without paying rent from the beginning of the month of May. This has put a severe burden on me and my family and jeopardised the property ownership entirely with the mortgage company. Please do understand I have to pay mortgage, HOA fees, taxes, insurance every month and there are no exceptions with the bank or the county or insurance company or HOA.

If you do not remedy the noncompliance clause on our rental agreement, eviction proceedings will begin. I am filing for an eviction order with an attorney in the court immediately. Please reach immediately if you would like to avoid getting evicted.

Your prompt action is required in this matter.

Ravi



Ravi Badam <bbravi@gmail.com>

Eviction Notice - 811 Gate Run Rd - Non Payment of Rent

Balaji Badam <bbravi@gmail.com>
To: Bre Herring <breherring13@gmail.com>
Cc: Anil Goola <anil98.real@gmail.com>

Sun, Jun 1, 2025 at 4:37 PM

Hi Breanna,

Since you have been ignoring all communication after repeated attempts to collect the rent, I have decided to involve my legal firm to assist me in resolving this matter on Monday. Please reach out to me ASAP if you want to resolve this outside of legal action.

Ravi



Ravi Badam <bbravi@gmail.com>

Eviction Notice - 811 Gate Run Rd - Non Payment of Rent

Bre Herring <breherring13@gmail.com>
To: Balaji Badam <bbravi@gmail.com>

Tue, Jun 3, 2025 at 8:33 AM

Hello,

I have not being ignoring you as you say! I had emergency surgery on my teeth and wasn't accessible to this phone! I have previously stated and you also agreed to me staying until my unemployment settlement comes on the week 13th. I have prepared to pay the rent. You are attempting to threat me with legal action when I have also been assisted with legal action for the time and messages of when the ac wasn't working and you stated you wasn't interested in helping. Also the pictures I was sending to you all with no help.

Again I have my unemployment settlement coming as to why I said I'll move that date.

[Quoted text hidden]



Ravi Badam <bbravi@gmail.com>

Eviction Notice - 811 Gate Run Rd - Non Payment of Rent

Balaji Badam <bbravi@gmail.com>
To: Bre Herring <breherring13@gmail.com>

Tue, Jun 3, 2025 at 8:51 AM

Hi Breanna,

Thanks for the email update. The email clearly states that you need to pay rent. Please pay rent within 24 hours.

Ravi



Ravi Badam <bbravi@gmail.com>

Eviction Notice - 811 Gate Run Rd - Non Payment of Rent

Balaji Badam <bbravi@gmail.com>
To: Bre Herring <breherring13@gmail.com>

Tue, Jun 3, 2025 at 3:45 PM

Breanna,

Let's be clear are you going to pay today or not? You are leaving me no choice but to otherwise seek legal help. I cannot accept waiting until 13th if that is what you are suggesting. We need to account for any incidentals and cleanup charges that would typically come from the deposit and at this moment the deposit reserves are not sufficient to cover the expenses. So please pay to avoid me from seeking legal help.

Ravi

[Quoted text hidden]