



Ravi Badam <bbravi@gmail.com>

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

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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

On Sat, May 24, 2025 at 12:14 PM Ravi Badam <bbravi@gmail.com> wrote:

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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Transactions

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Date

Description

Deposits/Credits

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Pending Transactions

No pending transactions meet your search criteria. Please try again.

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

 **811-Gate-Run-Rd-Florida-Eviction-Notice-to-Quit-Form.pdf**  
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