

RIVERSTONE

RESIDENTIAL GROUP
53981 - City Park Apartments
P.O. Box 2706
Lynnwood, WA 98036
(425) 329-0793 / (866) 975-5631
Unit: 8183

06/15/2012

Account Number: 96597

Gloria Fauss
12444 Pleasant Valley Rd
Utica OH 43080-9714

|||||

Dear Gloria Fauss:

We enjoyed having you as a resident and hope you enjoyed your stay at our community. In compliance with applicable law, this letter and the attached document(s) are being sent to reflect the status of your security deposit and the basis for withholding all or a portion of it.

As you can see, there is a balance owing from your tenancy in the amount of \$378.83. This balance may include accrued interest to date.

Your immediate attention in this matter is appreciated. We look forward to speaking with you in order to resolve this issue.

Please note that if payment in full or contact with our office is not received within fourteen (14) days from the date of this letter, further efforts may be initiated.

Please remit your payment to:

Riverstone Residential Group
PO Box 2706
Lynnwood, WA 98036

In order to ensure your account is properly credited, we recommend that you include a copy of this letter with your payment, or note the name of the apartment complex and your former apartment number on your check. Payments may also be submitted in the form of a money order, or over the phone using Visa, MC, Discover or American express credit/debit card. If this balance is not paid within thirty (30) days, this matter may be reported. Should you have any questions regarding this matter, please phone us at (425) 329-0793 or toll-free at (866) 975-5361.

Sincerely,

Riverstone Residential Group
ardept@riverstones.com
Enclosure

Riverstone Residential Group P.O. Box 2706 Lynnwood, WA 98036
(425) 329-0793 / (866) 975-5361



CALIFORNIA ONLY Itemized Statement of Security Deposit Refund Forfeiture

RIVERSTONE RESIDENTIAL GROUP		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">City Park</td> <td style="width: 50%;">53981</td> </tr> <tr> <td>PROPERTY NAME</td> <td>BUILDING NUMBER</td> </tr> <tr> <td></td> <td>5/26/2012</td> </tr> <tr> <td>MOVE IN DATE</td> <td>PHYSICAL MOVE OUT DATE</td> </tr> <tr> <td></td> <td>8/31/2012</td> </tr> <tr> <td>MONTHS OCCUPIED</td> <td>LEASE LIABILITY DATE</td> </tr> <tr> <td></td> <td>N/A</td> </tr> <tr> <td>REASON FOR MOVING</td> <td>DATE NOTICE GIVEN</td> </tr> <tr> <td colspan="2">MANAGEMENT REPRESENTATIVE</td> </tr> </table>		City Park	53981	PROPERTY NAME	BUILDING NUMBER		5/26/2012	MOVE IN DATE	PHYSICAL MOVE OUT DATE		8/31/2012	MONTHS OCCUPIED	LEASE LIABILITY DATE		N/A	REASON FOR MOVING	DATE NOTICE GIVEN	MANAGEMENT REPRESENTATIVE	
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818-3	6/15/2012																				
UNIT #	DATE																				
REVISION: Gloria Fauss																					
NAME OF RESIDENT (S)																					
FORWARDING ADDRESS OR LAST KNOWN ADDRESS																					
CITY	STATE	Zip Code																			

WEAR AND TEAR ITEMS	SERVICES PERFORMED	AMOUNT	TOTAL
CALCULATION OF WEAR AND TEAR ALLOWANCE			
PAINTING			
(A) \$ 70.94 /36 Mo. = (B) \$1.97 /mo.	1) PAINTING (A)	\$ 70.94	
(total cost)	2) VINYL REPLACEMENT (E)		
(C) 10 x(B) 1.97 = (D) 19.71	3) CARPET REPLACEMENT (H)	\$ -	
# Months Occupied + Age (Months) of Paint at Move In	TOTAL RENOVATION CHARGES	\$ 70.94	
	LESS WEAR AND TEAR ALLOWANCE (Z) -	\$ 19.71	
	TOTAL ADJUSTED RENOVATION CHARGES	\$ 51.23	
VINYL REPLACEMENT			
(E) 24 Mo. = (F) \$0.00 /mo.	CLEANING CHARGES	\$ 110.00	
(total cost)	DAMAGE/REPLACEMENT CHARGES		
(C) x(F) 0.00 = (G) 0.00	UTILITIES (FINAL OR PAST DUE)	\$ 110.81	
# Months Occupied + Age (Months) of Vinyl at Move In	CARPET DAMAGE (PET OR STAIN REMOVAL)	\$ 55.00	
	KEY/LOCK/REMOTE CHARGES	\$ -	
CARPET REPLACEMENT			
(H) \$ - 60 Mo. = (I) \$0.00 /mo.	LABOR COSTS (HOURLY RATE X HOURS)	\$ 33.32	
(total cost)	TOTAL DAMAGE & CLEANING CHARGES	\$ 309.13	
(C) 0 x(I) 0.00 = (J) 0.00	LEGAL/EVICTION FEES	\$ -	
# Months Occupied + Age (Months) of Carpet at Move In	PAST DUE RENT		
	Dates: (From & To)		
	ACCELERATED RENT DUE		
	Dates: (From & To) 6/1/12-6/15/12	\$ 347.50	
	LATE/M2M FEES		
	CANCELLATION/TERM FEE	\$ -	
	RE-LETTING FEE	\$ -	
	CONCESSIONS REIMBURSEMENT	\$ -	
	DEPOSIT FORFEIT	\$ -	
WEAR AND TEAR ALLOWANCE			
PAINTING	TOTAL LEGAL, RENT, FEES & FORFEITS	\$ 347.50	
The lesser of (D) or (A)	SECURITY DEPOSIT CREDIT	\$ 325.00	
VINYL REPLACEMENT	PET DEPOSIT CREDIT	\$ -	
The lesser of (E) or (G)	MISC. CREDIT (SPECIFY)	\$ 4.03	
CARPET REPLACEMENT	TOTAL CREDITS	\$ 329.03	
The lesser of (H) or (J)	TOTAL AMOUNT DUE / REFUND TO RESIDENT	\$ 378.83	
TOTAL ALLOWANCE (Z)			
\$ 19.71			

IF POSITIVE AMOUNT CIRCLE REFUND / IF NEGATIVE AMOUNT CIRCLE DUE

As per State Law of the State of California:
Any security shall be held by the landlord for the tenant who is party to the lease or agreement. The claim of a tenant to the security shall be prior to the claim of any creditor for the landlord. (Civil Code Section 1950.59(d)).

According to Civil Code Section 1950.2(b), the security deposit may be used by the owner for any purpose, including, but not limited to, any of the following:

- 1) The compensation of a landlord for a tenant's default in the payment of rent.
- 2) The repair and damages to the premises, exclusive of ordinary wear and tear, caused by the tenant or guest or licensee of the tenant.
- 3) The cleaning of the premises upon termination of the tenancy necessary to return the unit to the same level of cleanliness it was in the inception of the tenancy. The amendments to this paragraph enacted by the act adding this sentence shall apply only to tenancies for which the tenant's right to occupy begins after January 1, 2003. (Amendment underlined)
- 4) To remedy future defaults by the tenant in any obligation under this rental agreement to restore, replace or return personal property or appurtenances, exclusive of ordinary wear and tear, if the security deposit is authorized to be applied thereto by the rental agreement.

The law allows the Owner/Agent to use the security deposit for legal deductions itemized in this statement that are not corrected by the Resident prior to the termination of the tenancy or that were not identified due to the presence of the Resident's possessions during the time of the pre-move out inspection. It allows Owner/Agent to use the security deposit to correct any damages that occur to the apartment/property between the time of the pre-move out inspection and the termination of the tenancy.

Comments:
REVISION: Accelerate rent through EOL. Per yardi, future resident approved to move in on 6/16/12.