

Vang, Mai (CI-StPaul)

From: John Schoenfelder <john@schoenfelderrenovations.com>
Sent: Tuesday, November 1, 2022 10:56 AM
To: *CI-StPaul_LegislativeHearings
Subject: FW: 615 Reaney Ave Saint Paul Minnesota 55130
Attachments: 615 Reaney Ave Saint Paul MN 55130_2022_04_08_02_58_00.pdf

Here is the property report from the lower level tenant for use in our conversation today.

John



John Schoenfelder
Partner/ Vice President
Schoenfelder Renovations
(651)387-3507

Let's Connect!



Office: (952)345-2900 | www.schoenfelderrenovations.com

From: Lisa Widman <lwidman@renterswarehouse.com>
Sent: Tuesday, April 12, 2022 11:41 AM
To: John Schoenfelder <john@schoenfelderrenovations.com>
Subject: 615 Reaney Ave Saint Paul Minnesota 55130

Hello!

Your tenants at

615 Reaney Ave Saint Paul Minnesota 55130 have vacated the property and the move-out inspection has been completed. Please review the below message in its entirety and respond within 5 days.

My name is Lisa and I'm going to be your resource throughout this process. We have until **4/27/2022** to return the security deposit to the tenants or provide them with an itemized list of charges assessed to their deposit.

Here are some details of our next steps:

I'm going to review the information we have on file when your tenant moved in and the inspection that was completed when they moved out. I'll also review our tenant ledger so we can take into account any unpaid rent or unpaid fees (i.e. utilities). I would recommend that you also watch the inspection videos to notice any damages.

- Based on my experience and our company's knowledge, I'll send you a second email detailing out any recommendations I have about how to process the security deposit.
- I'll take into account normal wear and tear that we would expect to see.
- The "costs" that I'll provide on any damage are based on average maintenance repairs. They will not be estimates for your specific home.
- If you would like more specifics, I'll recommend that we schedule our maintenance vendors to go out to your property

and provide bids on the work or you can have your own vendors provide bids as well.

- If you feel there should be additional items charged to the tenants, please bring them to my attention so we can discuss. This is a our opportunity to align on any charges to your tenants, and ensure we agree on how much money to return to them.
- In the event the balance of unpaid rent and/or damages exceeds the amount of the security deposit, you can pursue the tenant for additional funds. While Renters Warehouse cannot pursue the balance on your behalf because we are not a collection company, we can assist in getting collections started with our preferred collection company.
- I currently show the outstanding balance for your tenant to be: \$1951.20

I look forward to working with you! If you have any questions, feel free to email me directly or call me at 952-224-9968. Below are links to the move-in and move-out videos. The inspection forms have also been attached.

Move In Video - Attached

Move Out Video - Attached

Our Maintenance Department is available to assist in coordinating with vendors to make repairs, provide estimates or conduct cleaning that you would like completed. If you would like to use our Maintenance Department to find vendors, please log into your portal and submit a maintenance request.

*Please note: If we do not receive communication requesting assistance from our maintenance team within 14 days of the lease end date, we will not be able to provide maintenance costs for the final disposition.

We handle a high volume of move outs each month, so a timely response within 5 days is greatly appreciated. Please let me know if you have further questions or concerns.

Thank you,

Lisa Widman
Security Deposit Coordinator | Renters Warehouse
952-224-9968 lwidman@renterswarehouse.com