

Councilman Jerrence,

9/12/23  
City Hall  
Harrisburg

I live in your district:

2458 Woodbrook Avenue

I am neither a tenant  
nor a landlord. I am a  
home owner.

Right now, on my block  
there is a homeless  
encampment (known as the Week  
Buildings).

This issue impacts all  
areas of the city. Currently

my property taxes are  
increasing while my  
property values are  
decreasing.

9/12/23  
98

This is simply a matter  
of transparency and  
accountability.

I pay both my bills  
and my taxes to a city  
that provides lousy services.

Obviously, if not addressed  
this issue will increase the  
poor decline and destruction  
of the city.

Tamara Horn  
@small.com 443-904-4564  
Tamara Davenport



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POLITICS

# Baltimore City Council condemns loss of \$10M in federal funds, flags ongoing issues with program meant to help homeless residents

By Emily Opilo  
Baltimore Sun • Last Updated: Sep 12, 2023 at 6:10 pm



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The Baltimore City Council took city employees with the Mayor’s Office of Homeless Services to task Tuesday over \$10 million in federal funds that the city forfeited and decadeslong problems with a program that is supposed to house the city’s homeless population.

The money, which is made available to the city by the U.S. Department of Housing and Urban Development, is meant to be used for the city’s Continuum of Care program, which among other things helps to fund housing for homeless residents. Baltimore contracts with about 40 vendors who in turn make payments to various landlords to ensure that people are housed.

But in fiscal year 2020, the Mayor’s Office of Homeless Services, or MOHS, was forced to relinquish \$10 million in funding the organization could have tapped from HUD due to problems with accessing the funds. Baltimore lost access to the system for at least three months as employees of MOHS either left the office or were barred from access.

Pressed for answers Tuesday during an oversight hearing of the Baltimore City Council, MOHS leaders said the city’s distribution system for the funds has been critically challenged for years, causing delays in payments to vendors and subsequently landlords. As a result, residents have at times faced evictions.

Top View

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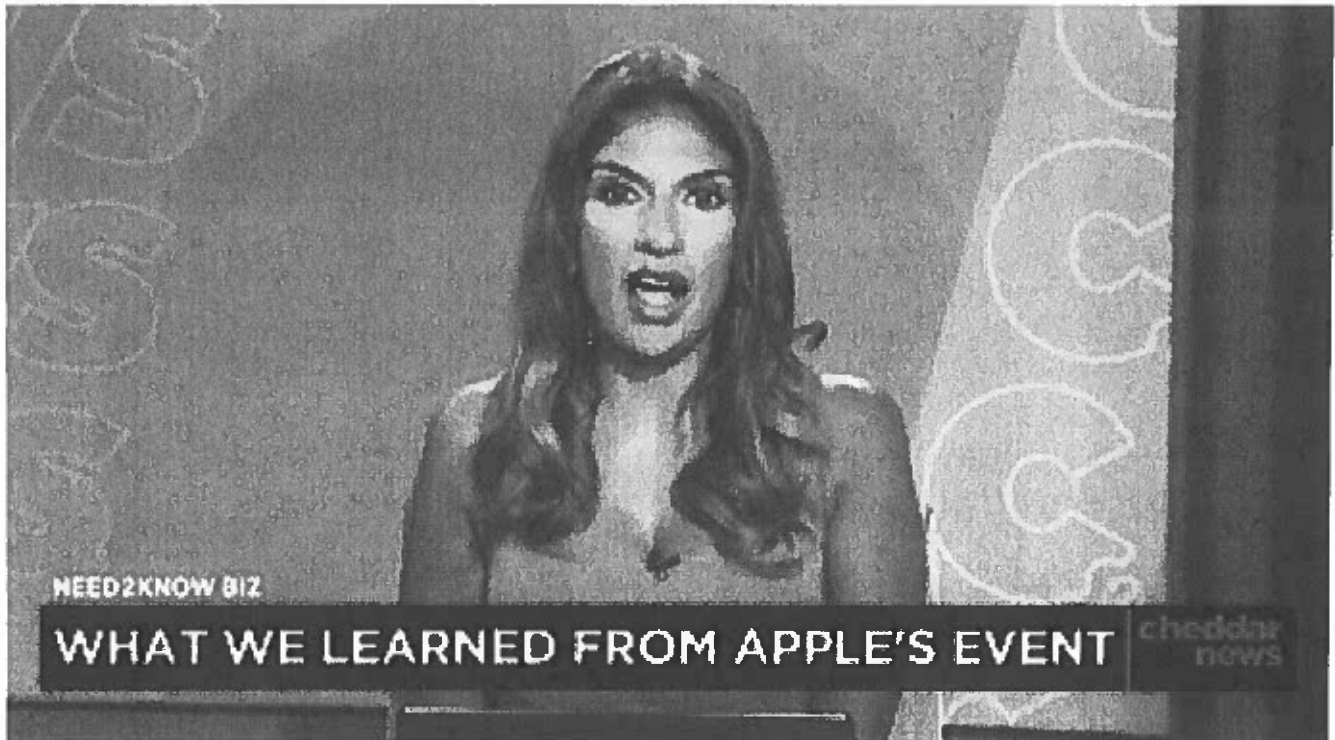
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"It's extremely important that we deal with this," said Councilwoman Odette Ramos, who represents the city's 14th district and is a longtime housing advocate. "This issue with timely payments is critical and needs to be resolved."

Irene Agustin, director of MOHS, told the council the problems with paying vendors are a historic issue in Baltimore because of the schedule for the contracts. Work on various projects for the Continuum of Care starts as early each year as Feb. 1, but HUD doesn't announce awards until March. This year, the city wasn't notified until March 28, she said.

HUD then doesn't issue grant agreements until the summer, Agustin said. The city has struggled for years with delays in payments to contractors whose agreements start before July 1, she said.

"The biggest concern is the recurring issue," Council President Nick Mosby said. "This is not a new issue. This happens every single year. Folks field the same calls, landlords feel the same pressures, tenants feel the same amount of stress."

City resident Kimberly Brown is among those who have suffered as a result of the delays in payments. Brown, whose mother Sandra Jones read her statement Tuesday to the council, said she has faced eviction notices and rent court notices as a result of her rent going unpaid by Dayspring Baltimore, one of the city's contractors.

Brown said her 15-year-old daughter has been traumatized by the fear of not knowing where she would live.

"I sincerely believe our children should not suffer for an accounting error of \$10 million," Brown said via her statement. She wiped tears from her eyes as her mother read the message to the council.

Dayspring Baltimore did not respond to a request for comment.

Sever:  
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Beth Benner, executive director of the Women's Housing Coalition, said it's not uncommon for landlords participating in the program to go four to five months with no payment. As delays wear on, communication from the city is infrequent, she said.

"We can find landlords, but the landlords don't trust the process," she said.

MOHS officials told the council they are up to date on payments to contractors through August. Ramos questioned whether that was actually the case, citing an email she received from the office last week saying the group expected to be up to date as of Wednesday.

"The information from my team is that we are on target," said Roland Selby Jr., the office's chief of staff.

The damage from the foregone \$10 million from HUD, however, is likely a done deal. City officials missed the deadlines to withdraw the money. In June, Mayor Brandon Scott sent a letter to HUD secretary Marcia Fudge imploring her for an extension to withdraw money from the fiscal year 2020 grant. A representative from the administration said Tuesday no response has been received.

Agustin said the issue with the withdrawal was caused by staffing problems in the six-person office. At times, several people have been authorized to withdraw funds, a designation that requires the approval of HUD. But some employees have left and others have been barred from using the system. For three months, city employees went without anyone authorized to use it.

That year, Baltimore paid \$5.8 million to contractors that it was unable recuperate from HUD. The remaining money of the \$10 million grant was unspent and would have been returned to HUD regardless, Agustin said.

Councilman Eric Costello called the situation a "fiasco" and "wildly concerning."

"It puts the city's finances in jeopardy — the extent of these issues, the breadth of them across this function of city government," he said. "And these issues have not been addressed."



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Mosby said he was dismayed to learn of the situation from media and his constituents rather than the administration. The Baltimore Banner first reported Scott's letter to Fudge and the unrealized \$10 million grant.

"For the mayor of the city of Baltimore to write to the secretary of HUD about something like this and for council to find out about this in an open forum is concerning," Mosby said.

Agustin said she would like to start contracts with vendors no earlier than July 1 to avoid future problems with delays.

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x then,

Councilman Zeke Cohen questioned whether there was the possibility of sanctions for contractors who receive timely payment from the city but delay paying landlords.

Agustin said the city needs to better work with providers to help correct the issue rather than washing its hands. That would leave the residents who need housing in a bind, she said.

“To end all the contracts we’ve had problems with would be chaos on our hands,” she said.

“I appreciate your point about the real people and losing services, but it does not feel like we are funding the best of the best or that services are being delivered effectively based on what we’re allocating,” Cohen said.

Originally Published: Sep 12, 2023 at 6:08 pm



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## Greene, Larry (City Council)

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**From:** Degraffenreidt, Aaron (City Council)  
**Sent:** Tuesday, September 12, 2023 12:59 PM  
**To:** Greene, Larry (City Council)  
**Cc:** Haslam, Jeneffer (City Council)  
**Subject:** FW: FW: MOHS Rental Payments  
**Attachments:** image001.png

Dir. Greene,

Can you add this email to the testimony for this hearing please?

Thank You!

Aaron

**From:** SE <euteneuersusan@gmail.com>  
**Sent:** Tuesday, September 12, 2023 11:49 AM  
**To:** Haslam, Jeneffer (City Council) <Jeneffer.Haslam@baltimorecity.gov>  
**Cc:** Odette Belcher <obelcher@dayspringheadstart.com>; Rhonda Turner-Wilkes <RWilkes@dayspringbaltimore.org>; Kelly Bower <kbower1@jhu.edu>; Degraffenreidt, Aaron (City Council) <A.Degraffenreidt@baltimorecity.gov>  
**Subject:** Fwd: FW: MOHS Rental Payments

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Good morning -

My name is Susan Euteneuer, and I am the President (Volunteer) of the Board of Directors for non-profit Dayspring Programs, Inc.

Dayspring's important mission is to help families overcome addiction, violence, and homelessness. One of the ways Dayspring works to fulfill its mission is through the community-based operation of various federal programs, including Supportive Housing and Head Start.

Safe and stable housing is often a cornerstone for recovery. It helps moms to get regular therapy and often to hold onto a job. Their children can grow roots in a neighborhood, particularly by being able to attend the same school week after week, which is a consistency that is vital to their education, a basic human right. Young children with stable housing can more easily attend a neighborhood Head Start program, which is designed to help supplement their pre-education to help them get ready to start school. For pre-school and school-aged children, their education is consistent when their housing is. The inverse is also true: Their education is disrupted when they must move abruptly and/or frequently.

Dayspring has worked for over 26 years as a partner with the City of Baltimore, providing shelter plus care supportive services and housing for vulnerable families of Baltimore who experience housing instability. We have continued to provide high quality services to our clients, even during a global pandemic and despite

protracted inspection and payment processing delays (an issue MOHS has freely admitted needs to be remedied), that have created challenges for our maintaining relationships with multiple landlords.

Dayspring was recently cast in a negative light in an article in The Baltimore Banner, in which, among other things, Dayspring was accused of failing to meet its obligations, specifically, the alleged obligation to pay rents. Landlords were understandably frustrated by delayed payments, and they initiated eviction proceedings, which, understandably, greatly upset our clients/their tenants. We are working diligently to address the misplaced blame of landlords and clients by helping wherever we can. What Dayspring cannot do, and apparently neither can landlords – and certainly not our clients/their tenants – is to give the City an interest-free loan for five or six months each year. The law requires that rents be paid when due.

The protracted payment delays at MOHS this year are almost identical to the ones we experienced last year. These delays are compounded by the challenges securing required inspections. The inspection issue appears to be remedied (if only temporarily) by MOHS allowing community partners like Dayspring to contract and work directly with the inspector. The first issue, protracted delays, appears to need a more substantial remedy.

We are disappointed that we were not timely alerted to today's hearing regarding the payment delays. Several Dayspring employees and Members of our Board of Directors often communicate with City Hall. However, the only alert we appear to have received about the hearing was an email sent after hours on Monday evening to a single Dayspring employee who tirelessly works on Tuesday-Saturday, but not on Mondays. By the time the email was read this morning, it was too late for anyone from Dayspring even to rush to City Hall to attend the hearing, much less to provide testimony. Nor was the email sent until after the deadline to submit written testimony had expired (the website says 24 hours in advance).

We therefore request the opportunity to provide meaningful testimony on this important matter. We have concrete suggestions and good intent. MOHS has a vital role in Baltimore, and we appreciate that City Council is looking into ways to help MOHS better fulfill that role.

Please let me know if we will be permitted to testify or otherwise provide information to City Council about these important matters. Thank you for your consideration.

Very respectfully,  
Susan M. Euteneuer, President (Volunteer)  
Board of Directors of Dayspring Programs, Inc.

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**From:** Haslam, Jeneffer (City Council) <[Jeneffer.Haslam@baltimorecity.gov](mailto:Jeneffer.Haslam@baltimorecity.gov)>  
**Sent:** Monday, September 11, 2023 5:14 PM  
**To:** Rhonda Turner-Wilkes <[RWilkes@dayspringbaltimore.org](mailto:RWilkes@dayspringbaltimore.org)>  
**Cc:** Degraffenreidt, Aaron (City Council) <[A.Degraffenreidt@baltimorecity.gov](mailto:A.Degraffenreidt@baltimorecity.gov)>  
**Subject:** MOHS Rental Payments

Good Afternoon,

I wanted you to be aware that there is a hearing tomorrow for the Mayor's Office of Homeless Services and rental payments. This hearing is for the Committee of the Whole to examine MOHS' role in processing payments to housing providers and consider measures the City can implement to improve that system to protect tenants from avoidable eviction proceedings. Please share this information with others who you think may also be interested.

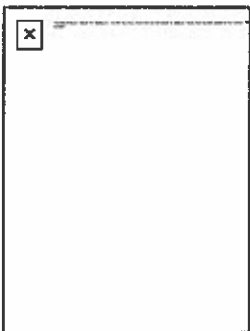
The link below will provide you more information on the hearing.

<https://baltimore.legistar.com/MeetingDetail.aspx?ID=1120744&GUID=3077AA74-FA0E-46A4-8E81-3BFDBF7E2771&Search=>

To register in advance to testify you may use this link and choose LO-23-0042 MOHS- Processing Payments to Providers.

<https://www.baltimorecitycouncil.com/testify>

We hope you can join us to deliberate this vital issue and we look forward to hearing from you.



Office of City Council  
President

Nick J. Mosby

**Jeneffer Haslam**

*Chief of Government Relations & External Affairs*

100 Holliday St, Rm 457

Baltimore, Maryland 21202

Office: (410) 545-1937

Email: [Jeneffer.haslam@baltimorecity.gov](mailto:Jeneffer.haslam@baltimorecity.gov)

Website: [BaltimoreCityCouncil.com](http://BaltimoreCityCouncil.com)

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September 11, 2023

To Whom it Concerns,

I rent(ed) the units listed below to Community Housing Associates:

2521 Dulany St – \$10,850 owed to date (this amount includes \$1550 security deposit never received).  
CHA also owes \$3583 for a previous tenant eviction/repairs.

2688 St. Benedict St - \$2870 owed. CHA gave up the unit in May 2023.

Attached you will find lease ledgers and repair invoices for these units.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise Uhrin". The signature is written in a cursive style with a large initial "D" and "U".

Denise Uhrin  
410-808-0230  
Denise@deniseuhrin.com  
Millhill Properties LLC (sole member)

Prepared By: Ultimate Homes Realty  
6014 Eastern Avenue  
Suite A  
Baltimore, MD 21224  
Return Service Requested

# Tenant Statement

1/8/2021 - 9/4/2023



## Community Housing Associates

2521 Dulany St  
Baltimore, MD 21223

Lease # 561436

2521 Dulany St - 1

Date	Description	Amount	Balance
1/8/2021	Previous balance		0.00
1/8/2021	Prorated Dec rent	775.00	775.00
1/8/2021	Jan rent	1,550.00	2,325.00
1/8/2021	Payment (Check #16708)	-2,325.00	0.00
1/15/2021	Security deposit	1,550.00	1,550.00
2/1/2021	Rent	1,550.00	3,100.00
2/5/2021	Payment (Check #16756)	-1,550.00	1,550.00
3/1/2021	Rent	1,550.00	3,100.00
3/23/2021	Payment (Check #16808)	-1,550.00	1,550.00
4/1/2021	Rent	1,550.00	3,100.00
5/1/2021	Rent	1,550.00	4,650.00
6/1/2021	Rent	1,550.00	6,200.00
7/1/2021	Rent	1,550.00	7,750.00
7/21/2021	Payment (Check #16923)	-6,200.00	1,550.00
8/1/2021	Rent	1,550.00	3,100.00
8/9/2021	Payment (Check #16959)	-1,550.00	1,550.00
9/1/2021	Rent	1,550.00	3,100.00
9/17/2021	Payment (Check #16998)	-1,550.00	1,550.00
10/1/2021	Rent	1,550.00	3,100.00
10/14/2021	Payment (Check #17068)	-1,550.00	1,550.00
11/1/2021	Rent	1,550.00	3,100.00
11/8/2021	Payment (Check #17103)	-1,550.00	1,550.00
12/1/2021	Rent	1,550.00	3,100.00
12/19/2021	Payment (Check #17142)	-1,550.00	1,550.00
1/1/2022	Rent	1,550.00	3,100.00
1/14/2022	Payment (Check #17189)	-1,550.00	1,550.00

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# Tenant Statement

1/8/2021 - 9/4/2023



Date	Description	Amount	Balance
2/1/2022	Rent	1,550.00	3,100.00
3/1/2022	Rent	1,550.00	4,650.00
3/14/2022	Payment (Check #17274)	-1,550.00	3,100.00
3/17/2022	Payment (Check #17292)	-1,550.00	1,550.00
4/1/2022	Rent	1,550.00	3,100.00
5/1/2022	Rent	1,550.00	4,650.00
6/1/2022	Rent	1,550.00	6,200.00
7/1/2022	Rent	1,550.00	7,750.00
7/18/2022	Payment (Check #17345)	-3,100.00	4,650.00
8/1/2022	Rent	1,550.00	6,200.00
9/1/2022	Rent	1,550.00	7,750.00
9/18/2022	June and July rent (Check #17397)	-3,100.00	4,650.00
10/1/2022	Rent	1,550.00	6,200.00
11/1/2022	Rent	1,550.00	7,750.00
11/14/2022	Payment for Aug and Sep rent 2022 (Check #17525)	-3,100.00	4,650.00
12/1/2022	Rent	1,550.00	6,200.00
1/1/2023	Rent	1,550.00	7,750.00
2/1/2023	Rent	1,550.00	9,300.00
3/1/2023	Rent	1,550.00	10,850.00
3/4/2023	Oct, Nov, Dec, Jan rent (Check #217)	-6,200.00	4,650.00
3/21/2023	Feb 2023 rent (Check #268)	-1,550.00	3,100.00
4/1/2023	Rent	1,550.00	4,650.00
5/1/2023	Rent	1,550.00	6,200.00
6/1/2023	Rent	1,550.00	7,750.00
7/1/2023	Rent	1,550.00	9,300.00
8/1/2023	Rent	1,550.00	10,850.00
9/1/2023	Rent	1,550.00	12,400.00
9/4/2023	April rent (Check #342)	-1,550.00	10,850.00

\* March rent not received

Balance due

\$10,850.00

\*note CHA moved new tenant in May 1, 2023. / signed new lease  
 orig. lease effective Dec 15, 2020 - CHA owes 3583 - for eviction/damages

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# Tenant Statement

1/13/2015 - 9/4/2023



Community Housing Associates  
 2688 St. Benedict Street  
 Baltimore, MD 21223

Lease # 254113

*Balance owed = \$ 2,870*

2688 St. Benedict Street - I

Date	Description	Amount	Balance
1/13/2015	Previous balance		0.00
1/13/2015	January prorated rent	796.86	796.86
2/1/2015	Rent	1,300.00	2,096.86
2/1/2015	Payment	-2,096.86	0.00
3/1/2015	Rent	1,300.00	1,300.00
3/7/2015	Payment (Check #12792)	-1,300.00	0.00
4/1/2015	Rent	1,300.00	1,300.00
4/23/2015	Payment (Check #12877)	-1,300.00	0.00
5/1/2015	Rent	1,300.00	1,300.00
5/3/2015	Payment (Check #12916)	-1,300.00	0.00
6/1/2015	Rent	1,300.00	1,300.00
6/2/2015	Payment (Check #12961)	-1,300.00	0.00
7/1/2015	Rent	1,300.00	1,300.00
7/10/2015	Payment	-1,300.00	0.00
8/1/2015	Rent	1,300.00	1,300.00
8/10/2015	Payment	-1,300.00	0.00
9/1/2015	Rent	1,300.00	1,300.00
9/10/2015	Payment-Sept 2015 rent (Check #13132)	-1,300.00	0.00
10/1/2015	Rent	1,300.00	1,300.00
10/1/2015	Payment (Check #13175)	-1,300.00	0.00
11/1/2015	Rent	1,300.00	1,300.00
11/6/2015	Payment (Check #13221)	-1,300.00	0.00
12/1/2015	Rent	1,300.00	1,300.00
12/5/2015	Payment (Check #13271)	-1,300.00	0.00
1/1/2016	Rent	1,300.00	1,300.00
1/5/2016	Payment (Check #13313)	-1,300.00	0.00

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# Tenant Statement

1/13/2015 - 9/4/2023



Date	Description	Amount	Balance
2/1/2016	Rent	1,300.00	1,300.00
2/5/2016	Payment (Check #13353)	-1,300.00	0.00
3/1/2016	Rent	1,300.00	1,300.00
3/4/2016	Payment (Check #13417)	-1,300.00	0.00
4/1/2016	Rent	1,300.00	1,300.00
4/10/2016	Payment (Check #13473)	-1,300.00	0.00
5/1/2016	Rent	1,300.00	1,300.00
5/5/2016	Payment	-1,300.00	0.00
6/1/2016	Rent	1,300.00	1,300.00
6/11/2016	Payment	-1,300.00	0.00
7/1/2016	Rent	1,300.00	1,300.00
7/28/2016	Payment (Check #13663)	-1,300.00	0.00
8/1/2016	Rent	1,300.00	1,300.00
8/8/2016	Payment (Check #13707)	-1,300.00	0.00
9/1/2016	Rent	1,300.00	1,300.00
9/4/2016	Payment (Check #13761)	-1,300.00	0.00
10/1/2016	Rent	1,300.00	1,300.00
10/5/2016	Payment (Check #13830)	-1,300.00	0.00
11/1/2016	Rent	1,300.00	1,300.00
11/6/2016	Payment (Check #13886)	-1,300.00	0.00
12/1/2016	Rent	1,300.00	1,300.00
12/4/2016	Payment (Check #13945)	-1,300.00	0.00
1/1/2017	Rent	1,365.00	1,365.00
1/5/2017	Payment (Check #14000)	-1,365.00	0.00
2/1/2017	Rent	1,365.00	1,365.00
2/7/2017	Payment (Check #14077)	-1,365.00	0.00
3/1/2017	Rent	1,365.00	1,365.00
3/4/2017	Payment (Check #14136)	-1,365.00	0.00
4/1/2017	Rent	1,365.00	1,365.00
4/6/2017	Payment	-1,365.00	0.00
5/1/2017	Rent	1,365.00	1,365.00
5/5/2017	Payment (Check #14305)	-1,365.00	0.00
6/1/2017	Rent	1,365.00	1,365.00

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# Tenant Statement

1/13/2015 - 9/4/2023



Date	Description	Amount	Balance
6/9/2017	Payment (Check #14353)	-1,365.00	0.00
7/1/2017	Rent	1,365.00	1,365.00
7/6/2017	Payment (Check #14426)	-1,365.00	0.00
8/1/2017	Rent	1,365.00	1,365.00
8/6/2017	Payment (Check #14483)	-1,365.00	0.00
9/1/2017	Rent	1,365.00	1,365.00
9/3/2017	Payment (Check #14545)	-1,365.00	0.00
10/1/2017	Rent	1,365.00	1,365.00
10/6/2017	Payment	-1,365.00	0.00
11/1/2017	Rent	1,365.00	1,365.00
11/5/2017	Payment (Check #14670)	-1,365.00	0.00
12/1/2017	Rent	1,365.00	1,365.00
12/7/2017	Payment (Check #14733)	-1,365.00	0.00
12/17/2017	lock change fee	75.00	75.00
12/17/2017	Payment	-75.00	0.00
1/1/2018	Rent	1,365.00	1,365.00
1/6/2018	Payment (Check #14788)	-1,365.00	0.00
2/1/2018	Rent	1,365.00	1,365.00
2/5/2018	Payment	-1,365.00	0.00
3/1/2018	Rent	1,365.00	1,365.00
3/10/2018	Payment (Check #14894)	-1,365.00	0.00
4/1/2018	Rent	1,365.00	1,365.00
4/16/2018	Payment	-1,365.00	0.00
5/1/2018	Rent	1,365.00	1,365.00
5/10/2018	Payment	-1,365.00	0.00
6/1/2018	Rent	1,365.00	1,365.00
6/8/2018	Payment (Check #15051)	-1,365.00	0.00
7/1/2018	Rent	1,365.00	1,365.00
7/8/2018	Payment	-1,365.00	0.00
8/1/2018	Rent	1,435.00	1,435.00
8/8/2018	Payment	-1,435.00	0.00
9/1/2018	Rent	1,435.00	1,435.00
9/5/2018	Payment (Check #15237)	-1,435.00	0.00

Prepared By: Ultimate Homes  
 Realty  
 6014 Eastern Avenue  
 Suite A  
 Baltimore, MD 21224  
 Return Service Requested

# Tenant Statement

1/13/2015 - 9/4/2023



Date	Description	Amount	Balance
10/1/2018	Rent	1,435.00	1,435.00
10/8/2018	Payment (Check #15289)	-1,435.00	0.00
11/1/2018	Rent	1,435.00	1,435.00
11/10/2018	Payment (Check #15342)	-1,435.00	0.00
12/1/2018	Rent	1,435.00	1,435.00
12/7/2018	Payment (Check #15404)	-1,435.00	0.00
1/1/2019	Rent	1,435.00	1,435.00
1/8/2019	Payment (Check #15470)	-1,435.00	0.00
2/1/2019	Rent	1,435.00	1,435.00
2/8/2019	Payment (Check #15523)	-1,435.00	0.00
3/1/2019	Rent	1,435.00	1,435.00
3/11/2019	Payment (Check #15587)	-1,435.00	0.00
4/1/2019	Rent	1,435.00	1,435.00
4/10/2019	Payment (Check #15650)	-1,435.00	0.00
5/1/2019	Rent	1,435.00	1,435.00
5/6/2019	Payment (Check #15704)	-1,435.00	0.00
6/1/2019	Rent	1,435.00	1,435.00
6/10/2019	Payment (Check #15760)	-1,435.00	0.00
7/1/2019	Rent	1,435.00	1,435.00
7/25/2019	Payment (Check #15825)	-1,435.00	0.00
8/1/2019	Rent	1,435.00	1,435.00
8/8/2019	Payment (Check #15882)	-1,435.00	0.00
9/1/2019	Rent	1,435.00	1,435.00
9/11/2019	Payment (Check #15935)	-1,435.00	0.00
10/1/2019	Rent	1,435.00	1,435.00
10/11/2019	Payment (Check #15982)	-1,435.00	0.00
11/1/2019	Rent	1,435.00	1,435.00
11/3/2019	Payment (Check #16038)	-1,435.00	0.00
12/1/2019	Rent	1,435.00	1,435.00
12/5/2019	Payment (Check #16103)	-1,435.00	0.00
1/1/2020	Rent	1,435.00	1,435.00
1/7/2020	Payment (Check #16158)	-1,435.00	0.00
2/1/2020	Rent	1,435.00	1,435.00

Prepared By: Ultimate Homes  
 Realty  
 6014 Eastern Avenue  
 Suite A  
 Baltimore, MD 21224  
 Return Service Requested

# Tenant Statement

1/13/2015 - 9/4/2023



Date	Description	Amount	Balance
2/10/2020	Payment (Check #16232)	-1,435.00	0.00
3/1/2020	Rent	1,435.00	1,435.00
3/7/2020	Payment (Check #16283)	-1,435.00	0.00
4/1/2020	Rent	1,435.00	1,435.00
5/1/2020	Rent	1,435.00	2,870.00
6/1/2020	Rent	1,435.00	4,305.00
6/15/2020	Payment (Check #16378)	-4,305.00	0.00
7/1/2020	Rent	1,435.00	1,435.00
7/9/2020	Payment (Check #16426)	-1,435.00	0.00
8/1/2020	Rent	1,435.00	1,435.00
8/7/2020	Payment (Check #16478)	-1,435.00	0.00
9/1/2020	Rent	1,435.00	1,435.00
9/8/2020	Payment (Check #16526)	-1,435.00	0.00
10/1/2020	Rent	1,435.00	1,435.00
10/7/2020	Payment (Check #16582)	-1,435.00	0.00
11/1/2020	Rent	1,435.00	1,435.00
11/7/2020	Payment (Check #16625)	-1,435.00	0.00
12/1/2020	Rent	1,435.00	1,435.00
12/8/2020	Payment (Check #16671)	-1,435.00	0.00
1/1/2021	Rent	1,435.00	1,435.00
1/8/2021	Payment (Check #16723)	-1,435.00	0.00
2/1/2021	Rent	1,435.00	1,435.00
2/5/2021	Payment (Check #16774)	-1,435.00	0.00
3/1/2021	Rent	1,435.00	1,435.00
3/23/2021	Payment (Check #16823)	-1,435.00	0.00
4/1/2021	Rent	1,435.00	1,435.00
5/1/2021	Rent	1,435.00	2,870.00
7/1/2021	Rent	1,435.00	4,305.00
7/21/2021	Payment (Check #16939)	-5,740.00	-1,435.00
8/1/2021	Rent	1,435.00	0.00
8/9/2021	Payment (Check #16975)	-1,435.00	-1,435.00
9/1/2021	Rent	1,435.00	0.00
9/17/2021	Payment (Check #17013)	-1,435.00	-1,435.00



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 Realty  
 6014 Eastern Avenue  
 Suite A  
 Baltimore, MD 21224  
 Return Service Requested

# Tenant Statement

1/13/2015 - 9/4/2023



Date	Description	Amount	Balance
10/1/2021	Rent	1,435.00	0.00
10/14/2021	Payment (Check #17083)	-1,435.00	-1,435.00
11/1/2021	Rent	1,435.00	0.00
11/8/2021	Payment (Check #17119)	-1,435.00	-1,435.00
12/1/2021	Rent	1,435.00	0.00
12/19/2021	Payment (Check #17158)	-1,435.00	-1,435.00
1/1/2022	Rent	1,435.00	0.00
1/14/2022	Payment (Check #17205)	-1,435.00	-1,435.00
2/1/2022	Rent	1,435.00	0.00
2/17/2022	Payment (Check #17249)	-1,435.00	-1,435.00
3/1/2022	Rent	1,435.00	0.00
3/14/2022	Payment (Check #17290)	-1,435.00	-1,435.00
4/1/2022	Rent	1,435.00	0.00
5/1/2022	Rent	1,435.00	1,435.00
6/1/2022	Rent	1,435.00	2,870.00
7/1/2022	Rent	1,435.00	4,305.00
7/18/2022	Payment	-2,870.00	1,435.00
8/1/2022	Rent	1,435.00	2,870.00
9/1/2022	Rent	1,435.00	4,305.00
9/18/2022	June and July rent (Check #17412)	-2,870.00	1,435.00
10/1/2022	Rent	1,435.00	2,870.00
11/1/2022	Rent	1,435.00	4,305.00
11/14/2022	Payment (Check #17539)	-2,870.00	1,435.00
12/1/2022	Rent	1,435.00	2,870.00
12/5/2022	Payment (Check #189)	-4,305.00	-1,435.00
1/1/2023	Rent	1,435.00	0.00
2/1/2023	Rent	1,435.00	1,435.00
3/1/2023	Rent	1,435.00	2,870.00
3/4/2023	Jan rent Payment (Check #232)	-1,435.00	1,435.00
4/1/2023	Rent	1,435.00	2,870.00
5/1/2023	Rent	1,435.00	4,305.00
6/1/2023	Rent	1,435.00	5,740.00
9/4/2023	March and April rent (Check #17630)	-2,870.00	2,870.00

\* Feb rent not received

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Realty  
6014 Eastern Avenue  
Suite A  
Baltimore, MD 21224  
Return Service Requested

# Tenant Statement

1/13/2015 - 9/4/2023



Date	Description	Amount	Balance
<b>Balance due</b>			<b>\$2,870.00</b>

LANDLORD: Millhill Properties LLC  
TENANT: Community Housing Associates  
ADDRESS: 2521 Dulany St, Baltimore MD 21223

(previous tenant)

Eviction with lock change	\$375
Repair Ductwork damage	\$775
Mini blinds, vent cover replacement, broken light	\$333
Cleaning/trash and tenant item removal	\$900
*Kitchen floor	\$1,200
Total:	\$3,583

\*See note from contractor regarding kitchen floor damage

Note that no security deposit was received for this unit  
See attached invoice for total repairs needed to turnover unit

CHA Total - 3583.

- \* Eviction with lock change - \$375
- \* Ductwork damage - \$775
- \* Mini blinds, vent cover replacement, broken light. etc - \$333
- \* Painting - \$2000
- \* Cleaning/Trash and tenant items removed - \$900
- \* Kitchen floor- \$1200. this floor was replaced prior to the tenant moving in. we had to replace floor due to unknown damage. it looks something heavy was placed in one location and leaked. The floor had an isolated area that the wood appeared damaged from water but there is no water source near this, it also appears that something heavy was in this location due to the floor broke.

On Sat, Mar 25, 2023 at 4:02 PM Denise Uhrin <[denise@deniseuhrin.com](mailto:denise@deniseuhrin.com)> wrote:  
 Hey Jim,  
 What do you think the breakdown should be for CHA to cover? I was thinking eviction cost, lock change, clean out, general cleaning, duct work damage.  
 Can you estimate what those charges were?

Denise Uhrin  
 Broker/Owner  
 6014 Eastern Ave, Suite A  
 Baltimore, MD 21224  
 410-808-0230

From: Baltimore Remodeling Services llc <[quickbooks@notification.intuit.com](mailto:quickbooks@notification.intuit.com)>  
 Sent: Tuesday, March 21, 2023 2:37 PM  
 To: Denise Uhrin <[denise@deniseuhrin.com](mailto:denise@deniseuhrin.com)>  
 Subject: New payment request from Baltimore Remodeling Services llc - invoice 1634

INVOICE 1634 DETAILS

Baltimore Remodeling Services llc

DUE 03/21/2023

**\$9,471.01** → total turnover cost

Review and pay

Powered by QuickBooks

CHA charges \$3583-

Dear MillHill Properties LLC,

September 11, 2023

To Whom it Concerns,

I rent(ed) the units listed below to Community Housing Associates:

2521 Dulany St – \$10,850 owed to date (this amount includes \$1550 security deposit never received).  
CHA also owes \$3583 for a previous tenant eviction/repairs.

2688 St. Benedict St - \$2870 owed. CHA gave up the unit in May 2023.

Attached you will find lease ledgers and repair invoices for these units.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise Uhrin". The signature is written in a cursive style with a large initial "D" and "U".

Denise Uhrin  
410-808-0230  
Denise@deniseuhrin.com  
Millhill Properties LLC (sole member)

Prepared By: Ultimate Homes Realty  
 6014 Eastern Avenue  
 Suite A  
 Baltimore, MD 21224  
 Return Service Requested

# Tenant Statement

1/8/2021 - 9/4/2023



**Community Housing Associates**

2521 Dulany St  
 Baltimore, MD 21223

Lease # 561436

2521 Dulany St - 1

Date	Description	Amount	Balance
1/8/2021	Previous balance		0.00
1/8/2021	Prorated Dec rent	775.00	775.00
1/8/2021	Jan rent	1,550.00	2,325.00
1/8/2021	Payment (Check #16708)	-2,325.00	0.00
1/15/2021	Security deposit	1,550.00	1,550.00
2/1/2021	Rent	1,550.00	3,100.00
2/5/2021	Payment (Check #16756)	-1,550.00	1,550.00
3/1/2021	Rent	1,550.00	3,100.00
3/23/2021	Payment (Check #16808)	-1,550.00	1,550.00
4/1/2021	Rent	1,550.00	3,100.00
5/1/2021	Rent	1,550.00	4,650.00
6/1/2021	Rent	1,550.00	6,200.00
7/1/2021	Rent	1,550.00	7,750.00
7/21/2021	Payment (Check #16923)	-6,200.00	1,550.00
8/1/2021	Rent	1,550.00	3,100.00
8/9/2021	Payment (Check #16959)	-1,550.00	1,550.00
9/1/2021	Rent	1,550.00	3,100.00
9/17/2021	Payment (Check #16998)	-1,550.00	1,550.00
10/1/2021	Rent	1,550.00	3,100.00
10/14/2021	Payment (Check #17068)	-1,550.00	1,550.00
11/1/2021	Rent	1,550.00	3,100.00
11/8/2021	Payment (Check #17103)	-1,550.00	1,550.00
12/1/2021	Rent	1,550.00	3,100.00
12/19/2021	Payment (Check #17142)	-1,550.00	1,550.00
1/1/2022	Rent	1,550.00	3,100.00
1/14/2022	Payment (Check #17189)	-1,550.00	1,550.00

Prepared By: Ultimate Homes Realty  
 6014 Eastern Avenue  
 Suite A  
 Baltimore, MD 21224  
 Return Service Requested

# Tenant Statement

1/8/2021 - 9/4/2023



Date	Description	Amount	Balance
2/1/2022	Rent	1,550.00	3,100.00
3/1/2022	Rent	1,550.00	4,650.00
3/14/2022	Payment (Check #17274)	-1,550.00	3,100.00
3/17/2022	Payment (Check #17292)	-1,550.00	1,550.00
4/1/2022	Rent	1,550.00	3,100.00
5/1/2022	Rent	1,550.00	4,650.00
6/1/2022	Rent	1,550.00	6,200.00
7/1/2022	Rent	1,550.00	7,750.00
7/18/2022	Payment (Check #17345)	-3,100.00	4,650.00
8/1/2022	Rent	1,550.00	6,200.00
9/1/2022	Rent	1,550.00	7,750.00
9/18/2022	June and July rent (Check #17397)	-3,100.00	4,650.00
10/1/2022	Rent	1,550.00	6,200.00
11/1/2022	Rent	1,550.00	7,750.00
11/14/2022	Payment for Aug and Sep rent 2022 (Check #17525)	-3,100.00	4,650.00
12/1/2022	Rent	1,550.00	6,200.00
1/1/2023	Rent	1,550.00	7,750.00
2/1/2023	Rent	1,550.00	9,300.00
3/1/2023	Rent	1,550.00	10,850.00
3/4/2023	Oct, Nov, Dec, Jan rent (Check #217)	-6,200.00	4,650.00
3/21/2023	Feb 2023 rent (Check #268)	-1,550.00	3,100.00
4/1/2023	Rent	1,550.00	4,650.00
5/1/2023	Rent	1,550.00	6,200.00
6/1/2023	Rent	1,550.00	7,750.00
7/1/2023	Rent	1,550.00	9,300.00
8/1/2023	Rent	1,550.00	10,850.00
9/1/2023	Rent	1,550.00	12,400.00
9/4/2023	April rent (Check #342)	-1,550.00	10,850.00

\* March rent not received

Balance due

\$10,850.00

\*note CHA moved new tenant in May 1, 2023. / signed new lease  
 orig. lease effective Dec 15, 2020 - CHA owes 3583 - for auction/damages

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 Realty  
 6014 Eastern Avenue  
 Suite A  
 Baltimore, MD 21224  
 Return Service Requested

# Tenant Statement

1/13/2015 - 9/4/2023



Community Housing Associates  
 2688 St. Benedict Street  
 Baltimore, MD 21223

Lease # 254113

*Balance owed = \$ 2,870*

2688 St. Benedict Street - 1

Date	Description	Amount	Balance
1/13/2015	Previous balance		0.00
1/13/2015	January prorated rent	796.86	796.86
2/1/2015	Rent	1,300.00	2,096.86
2/11/2015	Payment	-2,096.86	0.00
3/1/2015	Rent	1,300.00	1,300.00
3/7/2015	Payment (Check #12792)	-1,300.00	0.00
4/1/2015	Rent	1,300.00	1,300.00
4/23/2015	Payment (Check #12877)	-1,300.00	0.00
5/1/2015	Rent	1,300.00	1,300.00
5/3/2015	Payment (Check #12916)	-1,300.00	0.00
6/1/2015	Rent	1,300.00	1,300.00
6/2/2015	Payment (Check #12961)	-1,300.00	0.00
7/1/2015	Rent	1,300.00	1,300.00
7/10/2015	Payment	-1,300.00	0.00
8/1/2015	Rent	1,300.00	1,300.00
8/10/2015	Payment	-1,300.00	0.00
9/1/2015	Rent	1,300.00	1,300.00
9/10/2015	Payment-Sept 2015 rent (Check #13132)	-1,300.00	0.00
10/1/2015	Rent	1,300.00	1,300.00
10/1/2015	Payment (Check #13175)	-1,300.00	0.00
11/1/2015	Rent	1,300.00	1,300.00
11/6/2015	Payment (Check #13221)	-1,300.00	0.00
12/1/2015	Rent	1,300.00	1,300.00
12/5/2015	Payment (Check #13271)	-1,300.00	0.00
1/1/2016	Rent	1,300.00	1,300.00
1/5/2016	Payment (Check #13313)	-1,300.00	0.00



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 6014 Eastern Avenue  
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# Tenant Statement

1/13/2015 - 9/4/2023



Date	Description	Amount	Balance
2/1/2016	Rent	1,300.00	1,300.00
2/5/2016	Payment (Check #13353)	-1,300.00	0.00
3/1/2016	Rent	1,300.00	1,300.00
3/4/2016	Payment (Check #13417)	-1,300.00	0.00
4/1/2016	Rent	1,300.00	1,300.00
4/10/2016	Payment (Check #13473)	-1,300.00	0.00
5/1/2016	Rent	1,300.00	1,300.00
5/5/2016	Payment	-1,300.00	0.00
6/1/2016	Rent	1,300.00	1,300.00
6/11/2016	Payment	-1,300.00	0.00
7/1/2016	Rent	1,300.00	1,300.00
7/28/2016	Payment (Check #13663)	-1,300.00	0.00
8/1/2016	Rent	1,300.00	1,300.00
8/8/2016	Payment (Check #13707)	-1,300.00	0.00
9/1/2016	Rent	1,300.00	1,300.00
9/4/2016	Payment (Check #13761)	-1,300.00	0.00
10/1/2016	Rent	1,300.00	1,300.00
10/5/2016	Payment (Check #13830)	-1,300.00	0.00
11/1/2016	Rent	1,300.00	1,300.00
11/6/2016	Payment (Check #13886)	-1,300.00	0.00
12/1/2016	Rent	1,300.00	1,300.00
12/4/2016	Payment (Check #13945)	-1,300.00	0.00
1/1/2017	Rent	1,365.00	1,365.00
1/5/2017	Payment (Check #14000)	-1,365.00	0.00
2/1/2017	Rent	1,365.00	1,365.00
2/7/2017	Payment (Check #14077)	-1,365.00	0.00
3/1/2017	Rent	1,365.00	1,365.00
3/4/2017	Payment (Check #14136)	-1,365.00	0.00
4/1/2017	Rent	1,365.00	1,365.00
4/6/2017	Payment	-1,365.00	0.00
5/1/2017	Rent	1,365.00	1,365.00
5/5/2017	Payment (Check #14305)	-1,365.00	0.00
6/1/2017	Rent	1,365.00	1,365.00

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# Tenant Statement

1/13/2015 - 9/4/2023



Date	Description	Amount	Balance
6/9/2017	Payment (Check #14353)	-1,365.00	0.00
7/1/2017	Rent	1,365.00	1,365.00
7/6/2017	Payment (Check #14426)	-1,365.00	0.00
8/1/2017	Rent	1,365.00	1,365.00
8/6/2017	Payment (Check #14483)	-1,365.00	0.00
9/1/2017	Rent	1,365.00	1,365.00
9/3/2017	Payment (Check #14545)	-1,365.00	0.00
10/1/2017	Rent	1,365.00	1,365.00
10/6/2017	Payment	-1,365.00	0.00
11/1/2017	Rent	1,365.00	1,365.00
11/5/2017	Payment (Check #14670)	-1,365.00	0.00
12/1/2017	Rent	1,365.00	1,365.00
12/7/2017	Payment (Check #14733)	-1,365.00	0.00
12/17/2017	lock change fee	75.00	75.00
12/17/2017	Payment	-75.00	0.00
1/1/2018	Rent	1,365.00	1,365.00
1/6/2018	Payment (Check #14788)	-1,365.00	0.00
2/1/2018	Rent	1,365.00	1,365.00
2/5/2018	Payment	-1,365.00	0.00
3/1/2018	Rent	1,365.00	1,365.00
3/10/2018	Payment (Check #14894)	-1,365.00	0.00
4/1/2018	Rent	1,365.00	1,365.00
4/16/2018	Payment	-1,365.00	0.00
5/1/2018	Rent	1,365.00	1,365.00
5/10/2018	Payment	-1,365.00	0.00
6/1/2018	Rent	1,365.00	1,365.00
6/8/2018	Payment (Check #15051)	-1,365.00	0.00
7/1/2018	Rent	1,365.00	1,365.00
7/8/2018	Payment	-1,365.00	0.00
8/1/2018	Rent	1,435.00	1,435.00
8/8/2018	Payment	-1,435.00	0.00
9/1/2018	Rent	1,435.00	1,435.00
9/5/2018	Payment (Check #15237)	-1,435.00	0.00

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 Realty  
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 Return Service Requested

# Tenant Statement

1/13/2015 - 9/4/2023



Date	Description	Amount	Balance
10/1/2018	Rent	1,435.00	1,435.00
10/8/2018	Payment (Check #15289)	-1,435.00	0.00
11/1/2018	Rent	1,435.00	1,435.00
11/10/2018	Payment (Check #15342)	-1,435.00	0.00
12/1/2018	Rent	1,435.00	1,435.00
12/7/2018	Payment (Check #15404)	-1,435.00	0.00
1/1/2019	Rent	1,435.00	1,435.00
1/8/2019	Payment (Check #15470)	-1,435.00	0.00
2/1/2019	Rent	1,435.00	1,435.00
2/8/2019	Payment (Check #15523)	-1,435.00	0.00
3/1/2019	Rent	1,435.00	1,435.00
3/11/2019	Payment (Check #15587)	-1,435.00	0.00
4/1/2019	Rent	1,435.00	1,435.00
4/10/2019	Payment (Check #15650)	-1,435.00	0.00
5/1/2019	Rent	1,435.00	1,435.00
5/6/2019	Payment (Check #15704)	-1,435.00	0.00
6/1/2019	Rent	1,435.00	1,435.00
6/10/2019	Payment (Check #15760)	-1,435.00	0.00
7/1/2019	Rent	1,435.00	1,435.00
7/25/2019	Payment (Check #15825)	-1,435.00	0.00
8/1/2019	Rent	1,435.00	1,435.00
8/8/2019	Payment (Check #15882)	-1,435.00	0.00
9/1/2019	Rent	1,435.00	1,435.00
9/11/2019	Payment (Check #15935)	-1,435.00	0.00
10/1/2019	Rent	1,435.00	1,435.00
10/11/2019	Payment (Check #15982)	-1,435.00	0.00
11/1/2019	Rent	1,435.00	1,435.00
11/3/2019	Payment (Check #16038)	-1,435.00	0.00
12/1/2019	Rent	1,435.00	1,435.00
12/5/2019	Payment (Check #16103)	-1,435.00	0.00
1/1/2020	Rent	1,435.00	1,435.00
1/7/2020	Payment (Check #16158)	-1,435.00	0.00
2/1/2020	Rent	1,435.00	1,435.00

Prepared By: Ultimate Homes  
 Realty  
 6014 Eastern Avenue  
 Suite A  
 Baltimore, MD 21224  
 Return Service Requested

# Tenant Statement

1/13/2015 - 9/4/2023



Date	Description	Amount	Balance
2/10/2020	Payment (Check #16232)	-1,435.00	0.00
3/1/2020	Rent	1,435.00	1,435.00
3/7/2020	Payment (Check #16283)	-1,435.00	0.00
4/1/2020	Rent	1,435.00	1,435.00
5/1/2020	Rent	1,435.00	2,870.00
6/1/2020	Rent	1,435.00	4,305.00
6/15/2020	Payment (Check #16378)	-4,305.00	0.00
7/1/2020	Rent	1,435.00	1,435.00
7/9/2020	Payment (Check #16426)	-1,435.00	0.00
8/1/2020	Rent	1,435.00	1,435.00
8/7/2020	Payment (Check #16478)	-1,435.00	0.00
9/1/2020	Rent	1,435.00	1,435.00
9/8/2020	Payment (Check #16526)	-1,435.00	0.00
10/1/2020	Rent	1,435.00	1,435.00
10/7/2020	Payment (Check #16582)	-1,435.00	0.00
11/1/2020	Rent	1,435.00	1,435.00
11/7/2020	Payment (Check #16625)	-1,435.00	0.00
12/1/2020	Rent	1,435.00	1,435.00
12/8/2020	Payment (Check #16671)	-1,435.00	0.00
1/1/2021	Rent	1,435.00	1,435.00
1/8/2021	Payment (Check #16723)	-1,435.00	0.00
2/1/2021	Rent	1,435.00	1,435.00
2/5/2021	Payment (Check #16774)	-1,435.00	0.00
3/1/2021	Rent	1,435.00	1,435.00
3/23/2021	Payment (Check #16823)	-1,435.00	0.00
4/1/2021	Rent	1,435.00	1,435.00
5/1/2021	Rent	1,435.00	2,870.00
7/1/2021	Rent	1,435.00	4,305.00
7/2/2021	Payment (Check #16939)	-5,740.00	-1,435.00
8/1/2021	Rent	1,435.00	0.00
8/9/2021	Payment (Check #16975)	-1,435.00	-1,435.00
9/1/2021	Rent	1,435.00	0.00
9/17/2021	Payment (Check #17013)	-1,435.00	-1,435.00

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 Realty  
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 Suite A  
 Baltimore, MD 21224  
 Return Service Requested

# Tenant Statement

1/13/2015 - 9/4/2023



Date	Description	Amount	Balance
10/1/2021	Rent	1,435.00	0.00
10/14/2021	Payment (Check #17083)	-1,435.00	-1,435.00
11/1/2021	Rent	1,435.00	0.00
11/8/2021	Payment (Check #17119)	-1,435.00	-1,435.00
12/1/2021	Rent	1,435.00	0.00
12/19/2021	Payment (Check #17158)	-1,435.00	-1,435.00
1/1/2022	Rent	1,435.00	0.00
1/14/2022	Payment (Check #17205)	-1,435.00	-1,435.00
2/1/2022	Rent	1,435.00	0.00
2/17/2022	Payment (Check #17249)	-1,435.00	-1,435.00
3/1/2022	Rent	1,435.00	0.00
3/14/2022	Payment (Check #17290)	-1,435.00	-1,435.00
4/1/2022	Rent	1,435.00	0.00
5/1/2022	Rent	1,435.00	1,435.00
6/1/2022	Rent	1,435.00	2,870.00
7/1/2022	Rent	1,435.00	4,305.00
7/18/2022	Payment	-2,870.00	1,435.00
8/1/2022	Rent	1,435.00	2,870.00
9/1/2022	Rent	1,435.00	4,305.00
9/18/2022	June and July rent (Check #17412)	-2,870.00	1,435.00
10/1/2022	Rent	1,435.00	2,870.00
11/1/2022	Rent	1,435.00	4,305.00
11/14/2022	Payment (Check #17539)	-2,870.00	1,435.00
12/1/2022	Rent	1,435.00	2,870.00
12/5/2022	Payment (Check #189)	-4,305.00	-1,435.00
1/1/2023	Rent	1,435.00	0.00
2/1/2023	Rent	1,435.00	1,435.00
3/1/2023	Rent	1,435.00	2,870.00
3/4/2023	Jan rent Payment (Check #232)	-1,435.00	1,435.00
4/1/2023	Rent	1,435.00	2,870.00
5/1/2023	Rent	1,435.00	4,305.00
6/1/2023	Rent	1,435.00	5,740.00
9/4/2023	March and April rent (Check #17630)	-2,870.00	2,870.00

\* Feb rent not received

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Realty  
6014 Eastern Avenue  
Suite A  
Baltimore, MD 21224  
Return Service Requested

# Tenant Statement

1/13/2015 - 9/4/2023



Date	Description	Amount	Balance
<b>Balance due</b>			<b>\$2,870.00</b>

LANDLORD: Millhill Properties LLC  
TENANT: Community Housing Associates  
ADDRESS: 2521 Dulany St, Baltimore MD 21223

(previous tenant)

Eviction with lock change	\$375
Repair Ductwork damage	\$775
Mini blinds, vent cover replacement, broken light	\$333
Cleaning/trash and tenant item removal	\$900
*Kitchen floor	\$1,200
<b>Total:</b>	<b>\$3,583</b>

\*See note from contractor regarding kitchen floor damage

Note that no security deposit was received for this unit  
See attached invoice for total repairs needed to turnover unit

CHA Total - 3583.

- \* Eviction with lock change - \$375
- \* Ductwork damage - \$775
- \* Mini blinds, vent cover replacement, broken light. etc - \$333
- \* Painting - \$2000
- \* Cleaning/Trash and tenant items removed - \$900
- \* Kitchen floor- \$1200. this floor was replaced prior to the tenant moving in, we had to replace floor due to unknown damage. It looks something heavy was placed in one location and leaked. The floor had an isolated area that the wood appeared damaged from water but there is no water source near this, it also appears that something heavy was in this location due to the floor broke.

On Sat, Mar 25, 2023 at 4:02 PM Denise Uhrin <[denise@deniseuhrin.com](mailto:denise@deniseuhrin.com)> wrote:  
 Hey Jim,  
 What do you think the breakdown should be for CHA to cover? I was thinking eviction cost, lock change, clean out, general cleaning, duct work damage.  
 Can you estimate what those charges were?

Denise Uhrin  
 Broker/Owner  
 6014 Eastern Ave, Suite A  
 Baltimore, MD 21224  
 410-808-0230

From: Baltimore Remodeling Services llc <[quickbooks@notification.intuit.com](mailto:quickbooks@notification.intuit.com)>  
 Sent: Tuesday, March 21, 2023 2:37 PM  
 To: Denise Uhrin <[denise@deniseuhrin.com](mailto:denise@deniseuhrin.com)>  
 Subject: New payment request from Baltimore Remodeling Services llc - invoice 1634

INVOICE 1634 DETAILS

Baltimore Remodeling Services llc

DUE 03/21/2023

**\$9,471.01**

→ Total turnover cost

Review and pay

Powered by QuickBooks

CHA charges \$3583-

Dear MillHill Properties LLC,



INVOICE

BILL TO  
Mill Hill Properties LLC

INVOICE 1634  
DATE 03/21/2023  
DUE DATE 03/21/2023

ADDRESS  
2521 Dulany St

Work order #2448825

Location

2521 Dulany St.

Baltimore, MD 21223

Job description

Please clean out and turnover unit.

Community Housing will most likely keep their lease and put another tenant in.. They are meeting with their client next week.

Contact and scheduling information

Permission to enter

Yes

Entry contact

--

Entry notes

Currently vacant

on master key

Parts and labor details

Invoice no.

--

Charge work to

Mill Hill Properties

Sales

3/7- 2 men

3/8 - 3 men

3/9- 3 men

3/10- 4 men

3/13- 3 men

3/14- 3 men

3/15 - 1 men

3/16- 1 men

3/17 - 2 men - 2 hrs

7,200.00

Meet sheriff 1 hr

Removed tenant items and construction debris

Removed floor in kitchen and repaired sub-floor where damaged.

Install kitchen floor

Remove and install stairs to basement

Patch as needed and paint and clean

Guys found where duct work behind grills had been damaged, possibly being used for hiding, the duct had been removed from the vent pipe. 2 duct were damaged

See pictures for better understanding.

Replaced 1 light, mini blinds, door stops, vents, broken switch plate, gate latch, shower curtain

Sales		
HD Receipts \$916.40 (3/15)		896.40
- \$20 returns to be made		
<b>Sales</b>		
Flooring \$433.48 (3/10)- For kitchen repair		433.48
I dont know why but the plywood under the floor was smashed as if		
something heavy was dropped or placed there for a longtime.		
Appeared to have water damage as well.		
<b>Sales</b>		
Carpet from stock for stairs \$80		0.00
<b>Sales</b>		
Beacon Siding (No receipt attached) \$14.30		14.30
<b>Sales</b>		
Zeskind's Receipts \$374.89		374.89

BALANCE DUE

**\$9,471.01**