Redacted public copy. Identifying details and an omitted topic are blacked out.
Tenant's dated disputed assertions, not findings. Correction: the disposition says "No move in form was received from the tenant"; it does not say no move-in form exists.

REDACTED

October 30, 2026

By email REDACTED with copies to REDACTED and REDACTED and by certified mail, return receipt requested

MMRE Advisors, LLC dba Mackey Martin Group / MMG Luxury Property Management
Attn: Kara M. Nicholls, Designated Broker, and Kelly Martin
REDACTED

and to the landlord, REDACTED c/o MMRE Advisors, LLC, at the same address

Re: Written dispute of security-deposit deductions under A.R.S. § 33-1321(D). Tenant: REDACTED Premises: REDACTED REDACTED Your "Security Deposit Disposition" emailed September 30, 2026

Kara Nicholls and Kelly Martin:

Under A.R.S. § 33-1321(D), I dispute every deduction in your September 30, 2026 disposition and in any version of it you mailed, and I dispute the amount stated as due: your claim that I owe $6,707.37, and your position that nothing is owed to me. This letter is my written dispute within sixty days. It applies to every version of the itemized list, whether emailed or mailed.

My objections include, without limitation, the following.

1. "Statutory Wrongful Holdover 2 x monthly rent," $40,040.00, with a net $20,020.00 retained after your "courtesy" credit.
   - I gave written notice on August 31 that we would leave on September 1. Your office's replies asked only that I tell you when we had vacated.
   - I dispute that any holdover was "willful and not in good faith," which A.R.S. § 33-1375(C) requires for enhanced recovery.
   - The owner instructed you in writing on September 12, 2026 not to charge me beyond damages and cleaning, and told you again in October not to charge me for the holdover.
   - No part of this charge is a proper deduction under § 33-1321(D).
2. "Carpet, Upholstry and matress clean," $3,869.00. Your office confirmed in writing on August 31 that the $1,500 non-refundable cleaning deposit "will be applied to your move-out cleaning." No invoice or description of the work has been provided showing that this charge is separate work, or that it is necessary and reasonable.

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Tenant's dated disputed assertions, not findings. Correction: the disposition says "No move in form was received from the tenant"; it does not say no move-in form exists.

4. Walls, toilet seats, shade, furniture placement, drawer, table, turf and trash, $1,195.00; mattress pad and comforter, $202.50; " furnishing replacement convenience fee," $100.00. These charges are unsubstantiated and disputed. Your own disposition states that no move-in condition form exists. I request the invoices, the move-in and move-out photographs, and the basis for each item as damage beyond normal wear and tear.
5. Late fee for August 2026, $100.00. August rent was sent by wire on August 3.
6. Legal notice fee, $100.00, and lost key replacement, $100.00. Both are disputed. No receipt has been provided for either.
7. Move-out date. I do not accept the "09/03/2026" move-out date stated in the disposition.

Amount due to me. Even if I accepted every other charge, which I do not, removing the holdover charge alone leaves $13,312.63 owed to me under your own figures. I demand return of my full $19,995.00 security deposit, less only those deductions you can document as lawful under the lease and § 33-1321(D). I demand payment of not less than $13,312.63 now. Ms. Nicholls wrote on October 27 that I "should have seen some adjustments to [my] ledger"; as of October 30, no entry has been posted to my ledger since September 24. I reserve all rights and remedies, including under § 33-1321(E).

Please send me the following within ten days:

- the certified-mail tracking number, and the date and address of any mailing of the disposition and vendor receipts, with a copy of exactly what was mailed;
- all vendor invoices and receipts for the deductions above;
- the move-in and move-out inspection reports and photographs; and

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Forwarding address. Please send all future notices, the refund and the documents above to me at the address above, and by email to REDACTED

Nothing in this letter is an agreement to any charge. No earlier message of mine was an agreement to any charge either, including any message asking whether your accounting was final.

Sincerely,

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