

# EXHIBIT A



# SECURITY DEPOSIT TRANSMITTAL


DATE JANUARY 16, 2015  
 TENANT'S NAME AMY COX  
 FORWARDING ADDRESS 825 SLEEPY MOON AVE HENDERSON NV 89012  
 LEASED PREMISES 341 BRIGHT SUMMIT CT. HENDERSON NV 89015

After making all necessary computations regarding your security deposit in conjunction with the Leased Premises, it has been determined that:

You are entitled to a refund of \$ 0, Enclosed is check no. \_\_\_\_\_  
 You owe \$ 0, and this payment should be made to us within \_\_\_\_\_ days.

Rent paid through DECEMBER 31, 2014 Lease expiration date JANUARY 2, 2015  
 Date notice given DECEMBER 9, 2014 Move out date DECEMBER 31, 2014  
 All keys returned? NO

<u>DEPOSITS</u>	<u>DEDUCTIONS</u>	<u>TOTAL</u>
Security Deposit \$ <u>1150 -</u>	SEE	Deposits \$ <u>1,400 -</u>
Key Deposit \$ <u>0</u>	BELOW	Deductions \$ <u>1,400 -</u>
Other Deposits \$ <u>250 PET</u>		TOTAL \$ <u>0</u>

OWNER/AGENT  
  
 OWNER/AGENT

Valleywide Properties & Management  
 2660 S. Rainbow Blvd. 8A-101  
 Las Vegas, NV 89146

ADDRESS

DEDUCTIONS	ESTIMATED/ ACTUAL COST	COMMENTS
Appliance Repair	\$	
Carpet Replacement	\$	
Carpet Shampooing	\$	
Cleaning	\$ <u>250 -</u>	<u>MAID SERVICE</u>
Court Fees	\$	
Legal Fees	\$	
Maintenance & Repair	\$	
New Keys	\$	
Painting	\$ <u>795 -</u>	<u>INTERIOR PAINTING</u>
Rent Due	\$	
Constable Fees	\$	
Utilities	\$	
Other	\$ <u>305 -</u>	<u>LANDSCAPING</u>
Other	\$	
Other	\$ <u>50 -</u>	<u>OIL STAIN REPAIR</u>
Other	\$	
<b>TOTAL</b>	<b>\$</b>	

# PROPERTY CONDITION REPORT



TENANT: Amy Cox

MOVING: IN OUT

ADDRESS: 341 Bright Sumac

AGENT: Kendall Ricci

DATE: 1-2-15

The purpose of this report is to note the current condition of the premises. **THIS IS NOT A REPAIR LIST.** If any item is unsatisfactory, please mark that item and explain fully under "other remarks." Please return this report to the Property Manager by \_\_\_\_\_.

**LOCKS**

FRONT DOOR: TOP Bar lock  BOTTOM \_\_\_\_\_ BACK DOOR: TOP \_\_\_\_\_ BOTTOM \_\_\_\_\_  
 NEW LOCKS NEEDED? FRONT \_\_\_\_\_ BACK \_\_\_\_\_ ALL \_\_\_\_\_

LIVING ROOM	FAMILY ROOM/DEN	HALLS	FENCE
WALLS <input checked="" type="checkbox"/>	WALLS <input checked="" type="checkbox"/>	WALLS <input checked="" type="checkbox"/>	FRONT _____
CEILING _____	CEILING _____	CEILING _____	SIDE _____
WOOD WORK _____	WOOD WORK _____	WOOD WORK _____	REAR _____
DOOR _____	DOOR _____	CLOSET _____	GATE(S) _____
DOOR STOP _____	DOOR STOP _____	CLOSET DOOR _____	<u>Power off</u>
CLOSET _____	CLOSET _____	CLOSET ROD _____	<u>Water on</u>
CLOSET DOOR _____	CLOSET DOOR _____	CLOSET SHELF _____	<u>Keys NO</u>
CLOSET ROD _____	CLOSET ROD _____	DOOR STOP _____	<u>Remote NO</u>
CLOSET SHELF _____	CLOSET SHELF _____	ELECT. PLATES _____	
WINDOWS _____	WINDOWS _____	LIGHT _____	
DRAPERY RODS _____	DRAPERY RODS _____	A/C FILTER _____	
ELECT. PLATES _____	ELECT. PLATES _____	CARPET <input checked="" type="checkbox"/>	
LIGHTS _____	LIGHTS _____	OTHER _____	
DRAPES _____	DRAPES _____		
CARPET <input checked="" type="checkbox"/>	CARPET <input checked="" type="checkbox"/>		
FIREPLACE _____	FIREPLACE _____		
OTHER _____	A/C UNIT _____		
		SMOKE ALARMS _____	
		FIRE EXTING'S _____	

OTHER REMARKS: Carpet upstairs - dirty family room very stained. The stairs are stained.  
Walls throughout the house are dirty and nail holes.

ROOF	A/C-HEAT	LAWN/FRONT	LAWN/BACK
CONDITION _____	CENTRAL _____	COND. GRASS _____	COND. GRASS <input checked="" type="checkbox"/>
TRIM _____	EVAPORATIVE _____	COND. TREES _____	COND. TREES _____
	WINDOW UNIT _____	COND. SHRUBS _____	COND. SHRUBS _____
WATER HEATER _____	WALL HEATER _____	SPRINKLER _____	SPRINKLER _____
		SYSTEM _____	SYSTEM _____

OTHER REMARKS: Back yard has dog feces in gravel / rocks  
Side yard left a pile of wood.  
oil stains in driveway.

**KITCHEN**

WALLS \_\_\_\_\_  
 CEILING \_\_\_\_\_  
 WOOD WORK \_\_\_\_\_  
 DOOR \_\_\_\_\_  
 DOOR STOP \_\_\_\_\_  
 SINK \_\_\_\_\_  
 FAUCETS \_\_\_\_\_  
 FLOOR \_\_\_\_\_  
 WINDOWS \_\_\_\_\_  
 CURTAIN RODS \_\_\_\_\_  
 REFRIGERATOR \_\_\_\_\_  
 STOVE/OVEN \_\_\_\_\_  
 MICROWAVE \_\_\_\_\_  
 VENT HOOD \_\_\_\_\_  
 DISPOSAL \_\_\_\_\_  
 DISHWASHER \_\_\_\_\_  
 CABINETS \_\_\_\_\_  
 ELECT. PLATES \_\_\_\_\_  
 LIGHTS \_\_\_\_\_  
 TRASH COMP. \_\_\_\_\_

**DINING ROOM**

WALLS \_\_\_\_\_  
 CEILING \_\_\_\_\_  
 WOOD WORK \_\_\_\_\_  
 DOOR \_\_\_\_\_  
 DOOR STOP \_\_\_\_\_  
 FLOOR \_\_\_\_\_  
 WINDOWS \_\_\_\_\_  
 DRAPERY ROD \_\_\_\_\_  
 DRAPES \_\_\_\_\_  
 ELECT. PLATES \_\_\_\_\_  
 LIGHTS \_\_\_\_\_  
 OTHER \_\_\_\_\_

**POOL**

FILLED \_\_\_\_\_  
 CONDITION \_\_\_\_\_  
 EQUIPMENT \_\_\_\_\_

**LAUNDRY ROOM**

WALLS \_\_\_\_\_  
 CEILING \_\_\_\_\_  
 WOOD WORK \_\_\_\_\_  
 DOOR \_\_\_\_\_  
 DOOR STOP \_\_\_\_\_  
 FLOOR \_\_\_\_\_  
 WASHER \_\_\_\_\_  
 DRYER \_\_\_\_\_  
 ELECT. PLATES \_\_\_\_\_  
 VENTS \_\_\_\_\_  
 LIGHTS \_\_\_\_\_  
 OTHER \_\_\_\_\_

**GARAGE**

WALLS \_\_\_\_\_  
 FLOOR \_\_\_\_\_  
 DOOR \_\_\_\_\_  
 DOOR OPENER \_\_\_\_\_  
 HOOK UPS \_\_\_\_\_

OTHER REMARKS: \_\_\_\_\_

**BEDROOM 1**

WINDOWS \_\_\_\_\_  
 WALLS  \_\_\_\_\_  
 CEILING \_\_\_\_\_  
 WOOD WORK \_\_\_\_\_  
 DOOR \_\_\_\_\_  
 DOOR STOP \_\_\_\_\_  
 CLOSET \_\_\_\_\_  
 CLOSET DOOR \_\_\_\_\_  
 CLOSET ROD \_\_\_\_\_  
 CLOSET SHELF \_\_\_\_\_  
 ELECT. PLATES \_\_\_\_\_  
 LIGHTS \_\_\_\_\_  
 DRAPERY RODS \_\_\_\_\_  
 DRAPES \_\_\_\_\_  
 CARPET  \_\_\_\_\_  
 OTHER \_\_\_\_\_

**BEDROOM 2**

WINDOWS \_\_\_\_\_  
 WALLS \_\_\_\_\_  
 CEILING \_\_\_\_\_  
 WOOD WORK \_\_\_\_\_  
 DOOR \_\_\_\_\_  
 DOOR STOP \_\_\_\_\_  
 CLOSET \_\_\_\_\_  
 CLOSET DOOR \_\_\_\_\_  
 CLOSET ROD \_\_\_\_\_  
 CLOSET SHELF \_\_\_\_\_  
 ELECT. PLATES \_\_\_\_\_  
 LIGHTS \_\_\_\_\_  
 DRAPERY RODS \_\_\_\_\_  
 DRAPES \_\_\_\_\_  
 CARPET  \_\_\_\_\_  
 OTHER \_\_\_\_\_

**BEDROOM 3**

WINDOWS \_\_\_\_\_  
 WALLS \_\_\_\_\_  
 CEILING \_\_\_\_\_  
 WOOD WORK \_\_\_\_\_  
 DOOR \_\_\_\_\_  
 DOOR STOP \_\_\_\_\_  
 CLOSET \_\_\_\_\_  
 CLOSET DOOR \_\_\_\_\_  
 CLOSET ROD \_\_\_\_\_  
 CLOSET SHELF \_\_\_\_\_  
 ELECT. PLATES \_\_\_\_\_  
 LIGHTS \_\_\_\_\_  
 DRAPERY RODS \_\_\_\_\_  
 DRAPES \_\_\_\_\_  
 CARPET  \_\_\_\_\_  
 OTHER \_\_\_\_\_

**BEDROOM 4**

WINDOWS \_\_\_\_\_  
 WALLS \_\_\_\_\_  
 CEILING \_\_\_\_\_  
 WOOD WORK \_\_\_\_\_  
 DOOR \_\_\_\_\_  
 DOOR STOP \_\_\_\_\_  
 CLOSET \_\_\_\_\_  
 CLOSET DOOR \_\_\_\_\_  
 CLOSET ROD \_\_\_\_\_  
 CLOSET SHELF \_\_\_\_\_  
 ELECT. PLATES \_\_\_\_\_  
 LIGHTS \_\_\_\_\_  
 DRAPERY RODS \_\_\_\_\_  
 DRAPES \_\_\_\_\_  
 CARPET \_\_\_\_\_  
 OTHER \_\_\_\_\_

OTHER REMARKS: \_\_\_\_\_

*Carpet very dirty*

**BATHROOM 1**

WALLS \_\_\_\_\_  
 CEILING \_\_\_\_\_  
 WOOD WORK \_\_\_\_\_  
 DOORS \_\_\_\_\_  
 DOOR STOP \_\_\_\_\_  
 SINK \_\_\_\_\_  
 FAUCETS \_\_\_\_\_  
 SOAP DISH \_\_\_\_\_  
 TUB/SHOWER \_\_\_\_\_  
 TOILET \_\_\_\_\_  
 VENT FAN \_\_\_\_\_  
 WINDOWS \_\_\_\_\_  
 CURTAIN ROD \_\_\_\_\_  
 CURTAINS \_\_\_\_\_  
 TOWEL BAR \_\_\_\_\_  
 T/P ROLLER \_\_\_\_\_  
 VANITY \_\_\_\_\_  
 FLOOR \_\_\_\_\_  
 SHOWER ROD \_\_\_\_\_  
 ELECT. PLATES \_\_\_\_\_  
 LIGHTS \_\_\_\_\_  
 CABINETS \_\_\_\_\_  
 OTHER \_\_\_\_\_

**BATHROOM 2**

WALLS \_\_\_\_\_  
 CEILING \_\_\_\_\_  
 WOOD WORK \_\_\_\_\_  
 DOORS \_\_\_\_\_  
 DOOR STOP \_\_\_\_\_  
 SINK \_\_\_\_\_  
 FAUCETS \_\_\_\_\_  
 SOAP DISH \_\_\_\_\_  
 TUB/SHOWER \_\_\_\_\_  
 TOILET \_\_\_\_\_  
 VENT FAN \_\_\_\_\_  
 WINDOWS \_\_\_\_\_  
 CURTAIN ROD \_\_\_\_\_  
 CURTAINS \_\_\_\_\_  
 TOWEL BAR \_\_\_\_\_  
 T/P ROLLER \_\_\_\_\_  
 VANITY \_\_\_\_\_  
 FLOOR \_\_\_\_\_  
 SHOWER ROD \_\_\_\_\_  
 ELECT. PLATES \_\_\_\_\_  
 LIGHTS \_\_\_\_\_  
 CABINETS \_\_\_\_\_  
 OTHER \_\_\_\_\_

**BATHROOM 3**

WALLS \_\_\_\_\_  
 CEILING \_\_\_\_\_  
 WOOD WORK \_\_\_\_\_  
 DOORS \_\_\_\_\_  
 DOOR STOP \_\_\_\_\_  
 SINK \_\_\_\_\_  
 FAUCETS \_\_\_\_\_  
 SOAP DISH \_\_\_\_\_  
 TUB/SHOWER \_\_\_\_\_  
 TOILET \_\_\_\_\_  
 VENT FAN \_\_\_\_\_  
 WINDOWS \_\_\_\_\_  
 CURTAIN ROD \_\_\_\_\_  
 CURTAINS \_\_\_\_\_  
 TOWEL BAR \_\_\_\_\_  
 T/P ROLLER \_\_\_\_\_  
 VANITY \_\_\_\_\_  
 FLOOR \_\_\_\_\_  
 SHOWER ROD \_\_\_\_\_  
 ELECT. PLATES \_\_\_\_\_  
 LIGHTS \_\_\_\_\_  
 CABINETS \_\_\_\_\_  
 OTHER \_\_\_\_\_

**OTHER REMARKS:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Property Condition Report must be returned by the date noted on Page 1 or all items are deemed acceptable, and Tenant will be responsible for any damaged or non-working items.

*Kendall Ricci*  
 \_\_\_\_\_  
 AGENT'S SIGNATURE  
 Kendall Ricci

\_\_\_\_\_

Tenant  
 is a NO show  
 \_\_\_\_\_  
 TENANT'S SIGNATURE  
 Amy Cox

# AMERICAS HOME REPAIR

# INVOICE

21-Jan-15

QUAYSIDE CT  
LAS VEGAS, NV. 89178

**SOLD TO:**

Name 341 BRIGHT SUMAC CT.  
Address HENDERSON, NV. 89015  
City, State, ZIP

Sales Tax Rate:

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	<b>SUPPLIES AND MATERIALS</b>		<b>\$125.00</b>
	PAINT STAIRWELL AND HALLWAY		120.00
	PAINT UPSTAIRS MASTER SUITE WITH LIVING SPACE		250.00
	PAINT WALL IN BEDROOM/OFFICE		125.00
	PAINT TWO WALLS IN LIVING ROOM		75.00
	CLEAN UP YARD DEBRIS/KINDLING WOOD, FENCING		25.00
	TRIM PALM TREES (3)		75.00
	FRESHEN UP LANDSCAPING ON ENTRY SIDE OF HOME		NO CHARGE
	<b>TOTAL LABOR:</b>		<b>670.00</b>
		TAX	
		FREIGHT	
			<b>\$795.00</b>
			PAY THIS AMOUNT

**THANK YOU FOR YOUR BUSINESS!**

**Bill**

Valleywide Properties & Mgmt-2015  
 2660 S Rainbow Blvd #A101  
 Las Vegas, NV 89146

Date	Ref. No.
02/04/2015	Bright Sumac

Vendor
America's Home Repair 2660 S. Rainbow Blvd. #A-101 Las Vegas, NV. 89146

**PAID**

Bill Due	02/14/2015
Terms	
Memo	

## Expenses

Account	Memo	Amount	Customer:Job
Repairs & Maintenance Expenses		795.00	BRIGHT SUMAC - Emily Edlen

Expense Total : 795.00

**Bill Total : \$795.00**





# Bill

Valleywide Properties & Mgmt-2015  
2680 S Rainbow Blvd #A101  
Las Vegas, NV 89146

Date	Ref. No.
03/04/2015	Bright Sumac

Vendor
Cortez J&A Services 4371 Lucas Ave. Las Veags, NV. 89120

**PAID**

Bill Due 03/14/2015
Terms
Memo

## Expenses

Account	Memo	Amount	Customer:Job
Repairs & Maintenance Expenses		140.00	BRIGHT SUMAC - Emily Edlen

Expense Total : 140.00

**Bill Total : \$140.00**



4371 Lucas Ave  
 Las Vegas, Nevada  
 89120  
 Phone: 702.782.54.22  
 702.759.57.84  
 Fax: 702.629.57.19  
 Email: cortez.j.alawnser  
 vices@gmail.com

**Invoice**

Invoice #: 7390  
 Invoice date: 12/30/14  
 Customer ID:

**Billing Address:**  
 2660 Rainbow A-101  
 Las Vegas NV

**Shipping Address**  
 341 Bright Sumac CT  
 Henderson NV 89015

**Bill To:**  
 Valley Wide Propertien

**Ship To:**

Date	Your Order #	Our Order #	Sales Rep.	FOB	Ship Via	Terms	Tax ID

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
01	December		Replace back flow valve. Parts and labore.				\$165.00

Subtotal	\$165.00
Tax	
Shipping	
Down payment	
Balance Due	\$165.00

**PAID IN ADVANCE BY  
 VALLEYWIDE PROPERTIES**  
 DATE 1-7-15  
 CHK 3334

# Bill

Valleywide Properties & Mgmt-2015  
2660 S Rainbow Blvd #A101  
Las Vegas, NV 89146

Date	Ref. No.
01/07/2015	Bright Sumac

Vendor
J & A Cortez Landscaping 4371 Lucas Ave. Las Vegas, NV. 89120

**PAID**

Bill Due	01/17/2015
Terms	
Memo	

## Expenses

Account	Memo	Amount	Customer:Job
Repairs & Maintenance Expenses		165.00	BRIGHT SUMAC - Emily Edlen

Expense Total : 165.00

**Bill Total : \$165.00**

Amy Cox  
341 Bright Sumac Ct  
Henderson, NV 89015  
702-525-2997  
teachtaz@gmail.com.

12-9-14

Valleywide Properties  
Dane Brooks  
2660 S Rainbow Blvd  
Las Vegas, NV 89146

To whom it may concern:

I am writing this letter to notify the property management Valleywide Properties of my intent to vacate my house on 12-31-14. My final move-out date will be 12-31-14

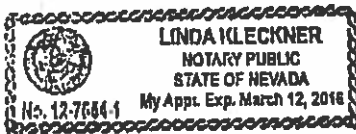
My forwarding address will be:  
c/o 825 Sleepy Moon Ave  
Henderson, NV 89012

I believe that the condition of the apartment is satisfactory to receive return of my full deposit. If you have any questions, please contact me at the phone number or email address listed at the beginning of this letter.

Sincerely,



Amy Cox



Linda Kleckner  
12/9/14