

Lynne U. Mulcahy, Esq., LLC
Attorneys at Law

Lynne J. Urbanowicz- Mulcahy
Admitted in NY & NJ

July 8, 2011

VIA EMAIL- hatham@puckettfaraj.com

Haythem Faraj, Esq.

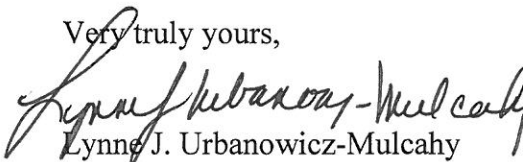
Re: Lynch to Dodd
12 Baxter Farm Rd.
Harding, NJ

Dear Mr. Faraj:

As you are aware, your client, Michael Dodd vacated the above-referenced premises on June 30, 2011. Pursuant to the Lease, your client was obligated to maintain the lawn and landscaping which he admitted he failed to do on the walk through of the premises. We are enclosing a receipt for the work performed in the amount of \$411.95. In addition, your client was late with the rent payments on seven (7) occasions, please see documentation enclosed. Pursuant to the lease, he would be responsible for seven late payments of \$100.00 each, totaling \$700.00. As per your authorization, we forwarded the security deposit we were holding to satisfy the May and June rents which your client failed to pay, along with the interest of \$82.81 to satisfy partial payment of one of the late payment fees. Therefore, the total due for the late payment fees is \$ 617.19. As per your client's representations, you would be holding the security deposit in your attorney trust account. As a result, we would respectfully request that you forward a check from your attorney trust account in the amount of \$1,029.14 within five (5) days of the date of this letter to cover the above-referenced expenses which your client is obligated for pursuant to the Lease.

Thank you for your anticipated cooperation and we look forward to resolving this matter expeditiously.

Very truly yours,



Lynne J. Urbanowicz-Mulcahy

LUM:ms

Enc.

cc: John Lynch

UNIQUE LANDSCAPING
PO BOX 278
BERNARDSVILLE, NJ 07924

Invoice

DATE	INVOICE #
7/5/2011	1824

BILL TO
Baxter Farm LLC Attention: John Lynch 5 Oak Knoll Rd. Mendham, NJ 07945

DESCRIPTION	AMOUNT
7/1/11 Cut lawn several times to get lawn back to original length and weed wacked all areas needed and power blew off driveway and walkway and deck. Removed all branches from property and raked up two piles of leaves on front lawn and disposed of in woods.	385.00T
NJ 7% SALES TAX	26.95
Total	\$411.95

7/7/2011

Date

Account

Num

Description

Memo

Category

Cir

Amount

Page 1

Payee Report

5/2/1950 Through 7/6/2011

Date	Account	Num	Description	Memo	Category	Cir	Amount
6/30/2010	Baxter Far...	DEP	Michael Dodd			R	5,700.00
6/30/2010	Baxter Far...	DEP	Michael Dodd			R	1,330.00
8/6/2010	Baxter Far...	DEP	Michael Dodd			R	5,700.00
9/6/2010	Baxter Far...	DEP	Michael Dodd			R	5,700.00
10/1/2010	Baxter Far...	DEP	Michael Dodd			R	5,700.00
11/6/2010	Baxter Far...	DEP	Michael Dodd			R	5,700.00
12/11/2010	Baxter Far...	DEP	Michael Dodd	PAID LATE		R	5,700.00
1/14/2011	Baxter Far...	DEP	Michael Dodd	PAID LATE		R	5,700.00
2/9/2011	Baxter Far...	DEP	Michael Dodd	PAID LATE		R	5,700.00
3/14/2011	Baxter Far...	DEP	Michael Dodd	PAID LATE		R	5,700.00
4/8/2011	Baxter Far...	DEP	Michael Dodd	PAID LATE		R	5,700.00
6/4/2011	Baxter Far...	DEP	Michael Dodd	1/2 may PAID ONE MONTH L...		R	2,850.00
6/18/2011	Baxter Far...	DEP	Michael Dodd	JUNE PAYMENT NOT RECIEV...		R	0.00
TOTAL 5/2/1950 - 7/6/2011							61,180.00

TOTAL INFLOWS 61,180.00

TOTAL OUTFLOWS 0.00

NET TOTAL 61,180.00