

December eviction fees of \$790.15.

### Email for first request of fee returned 2/22



● **Monica Alsaker** <txgirl4812@yahoo.com>  
To: Dawn Williams, Brittany Dougherty, evictions@barryandsewart.com  
Cc: Monica A

🖨️ Tue, Feb 22 at 5:46 PM ★

Hello,  
Per the judgement on 2/16/2022, the judged stated and questioned the lawyer about court cost fees stating that was illegal. I would like to know when the court cost fees will be credited to my account from December.

Date	Payments and Charges	Charge	Payments	Balance
1/6/2022	Late Fee	\$100.00	\$0.00	\$2,024.21
1/5/2022	:CHECKscan Payment	\$0.00	\$5,955.00	\$1,924.21
1/4/2022	Attorney Fees/Filing Fees - 12/22/21 Eviction Referral - Inv. #10193	\$790.15	\$0.00	\$7,879.21

### Email for waived \$790 on 2/24 per email and phone conversation that day.



● **Dawn Williams** <dawilliams@ah4r.com>  
To: Monica Alsaker, Brittany Dougherty

🖨️ Thu, Feb 24 at 4:55 PM ★

Thank you for your email, Monica.

This is to inform you that your portal has been made open since last week. Our evictions team has advised they will waive the eviction filing fees if you pay your balance in full, including March rent, by 3/5/22. Thank you!

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Payment for February \$2064.21

December eviction fees of \$790.15.


Date	Payments and Charges	Charge	Payments	Balance
2/25/2022	Convenience Fee for Receipt Ctrl #10223251	\$40.00	\$0.00	\$0.00
2/25/2022	Credit Card On-Line Payment ; Web - Resident Services [Payment Pending]	\$0.00	\$2,359.12	-\$40.00
2/18/2022	Credit Card On-Line Payment ; Mobile Web - Resident Services	\$0.00	\$2,064.21	\$2,319.12
2/18/2022	Convenience Fee for Receipt Ctrl #10211526	\$40.00	\$0.00	\$4,383.33
2/6/2022	Late Fee	\$100.00	\$0.00	\$4,343.33

### Portal payment confirmation



**American Homes 4 Rent** <no-reply@rentcafe.com>  
To: txgirl4812@yahoo.com

Fri, Feb 25 at 6:31 AM



Dear Monica,

This email confirms that your one-time online payment to American Homes 4 Rent has been scheduled. Please review the payment information below and keep this email for your personal records. We recommend that you monitor your bank account and contact us if the funds have not been withdrawn within five (5) business days.

**PAYMENT INFORMATION**  
Payment Confirmation Number: 610223251  
Payment Account: Visa XXXX-3925  
Payment Amount: \$2,359.12


Portal payment confirmation 3/2

December eviction fees of \$790.15.



**American Homes 4 Rent** <no-reply@rentcafe.com>  
To: txgirl4812@yahoo.com

Wed, Mar 2 at 8:01 PM ★



Dear Monica,

This email confirms that your one-time online payment to American Homes 4 Rent has been scheduled. Please review the payment information below and keep this email for your personal records. We recommend that you monitor your bank account and contact us if the funds have not been withdrawn within five (5) business days.

**PAYMENT INFORMATION**  
Payment Confirmation Number: 610295417  
Payment Account: Visa XXXX-1630  
Payment Amount: \$2,334.18

March 2nd request for waived fees



**Monica A** <txgirl4812@yahoo.com>  
To: Dawn Williams, Brittany Dougherty  
Cc: Monica A

Wed, Mar 2 at 8:26 PM ★

Hello,  
You now have February and March money. When will I see a credit for the \$790.15 per your previous email on 2/24?

Thank you!  
Monica

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Response to my email on March 2



**Dawn Williams** <dawilliams@ah4r.com>  
To: Monica A, Brittany Dougherty

Thu, Mar 3 at 9:37 AM ★

Thank you for confirming your payment has been made. I have notified our evictions team of this and they will adjust the legal fees on their end within a few days.


> [Show original message](#)



Denied the fees waived after payment

December eviction fees of \$790.15.

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 **Dawn Williams** <dawilliams@ah4r.com> Thu, Mar 3 at 5:37 PM ★  
To: Monica A, Brittany Dougherty


Hi Monica,

I am circling back with you on this as our Eviction team has confirmed The legal fees posted on your account were from the previous eviction referral in December, not the eviction that we filed in January that I was referring to legal fees being removed. The fees from Dec. are valid and will remain on the ledger.

To be clear, there are no fees to be removed at this time. Any further questions please let me know. thank you!


2nd response and my response to the denial of \$790.15 credit after the emails.

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 **Dawn Williams** <dawilliams@ah4r.com> Thu, Mar 3 at 6:06 PM ★  
To: Monica A  
Cc: Brittany Dougherty, AH4R

To be clear, the only legal fees that were agreed upon to be removed were for January's eviction filing as discussed during our conversation via phone. Your ledger does not reflect any legal fees being applied to your ledger for January's eviction filing. We took care of that cost and it was not applied to your ledger accordingly.

> Show original message




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 **Monica Alsaker** <txgirl4812@yahoo.com> Thu, Mar 3 at 6:12 PM ★  
To: Dawn Williams  
Cc: Brittany Dougherty, AH4R

Dawn,  
No, it did not because I did not have to pay them in January, I won against AH4R. I specifically stated the \$790. 15 on the phone as well as per email and you agreed in your responses. I will be filing with the BBB again and I am currently uploading all the correspondence. Thank you for your time. I will enjoy my lease until Aug. 2023.

Dawn's response

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 **Dawn Williams** <dawilliams@ah4r.com> Thu, Mar 3 at 6:17 PM ★  
To: Monica Alsaker  
Cc: Brittany Dougherty, AH4R

Monica,

My previous message regarding the legal fees is firm and final. I do hope you keep up with your rental agreement going forward and pay your rent on time as your lease agreement is requiring. As discussed previously we will not be accepting rent late from you going forward and failure to do so will result in evictions being filed a 3<sup>rd</sup> time and we will demand possession of our home.

Have a great day!