

## BREAKDOWN OF EXHIBITS FROM OZAH WEBSITE FOR DEC 19 HEARING 2025

Exhibit 10 part a is 75 pages:

pages: 1-6	D. daily parking pictures	- my exhibit d: photographs
documenting primary residence		
pages: 8-9	F. room rentals	- my exhibit f: room rentals
pages: 10-16	G. design for life documents	- my exhibit g: design for life documentation
pages: 18-29	D. daily parking pictures	- my exhibit d: photographs
documenting primary residence		
pages: 11-24	E. court case history	- my exhibit e: letter to county
executive & advertisement on aging in place		
pages: 25-33	F. room rentals	- my exhibit f: room rentals with county brochure and housemates emails
pages: 35-75	D. daily parking pictures	- my exhibit d: photographs
documenting primary residence		

Exhibit 10 part b is 75 pages: ALL parking pictures from my exhibit D: photographs documenting primary residence

Exhibit 10 part c is 32 pages: ALL parking pictures from my exhibit D: photographs documenting primary residence

Exhibit 10 part d is 49 pages: ALL parking pictures from my exhibit D: photographs documenting primary residence

Exhibit 10 part e is 50 pages:

pages 1-5	D. daily parking pictures	- my exhibit d: photographs
documenting primary residence		
pages 6-14	C. driveway permits and history	- my exhibit c: documents
regarding permit history of driveway		
pages 17-26 -	B. witness to primary residence	- my exhibit b1:
pages 27-34	C. driveway permits and history	- neighbors rite of way
pages 36-50	B. OAAH hearing ado 25-02 tally sheet	

Exhibit 10 part f is 55 pages

Page 1	response to parking objection	
Page 2	room rental brochure	
Pages 3-14	exhibit I:	exhibit I: reason for ADU
Pages 15-18	Table of Contents	
Pages 19-28	redundant exhibits	
Pages 29-31	BMAV village sign in sheet	exhibit J: Village Documentation
Pages 32-37	Table of Contents and Summary of Case	
Pages 38-40	Exhibit A: primary residency proof of taxes and dept of finance	

### Checks

Page 40 exhibit J: Village Documentation  
Pages 41-55 sign in sheet for principal residency exhibit B

Exhibit 10 part g:7 is 16 pages all parking pictures  
Exhibit 10 part h:8 is 13 pages all parking pics  
Exhibit 10 part i:9 is 13 pages all parking pics  
Exhibit 10 part j:10 is 13 pages all parking pics  
Exhibit 10 part k:11 is 13 pages all parking pics  
Exhibit 10 part l: 12 is 13 pages all parking pics  
Exhibit 10 part m:13 is 15 pages all parking pics  
Exhibit 10 part n:14 is 12 pages all parking pics

**OFFICE OF ZONING AND  
ADMINISTRATIVE HEARINGS  
for  
MONTGOMERY COUNTY, MARYLAND**

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[www.montgomerycountymd.gov/OZAH](http://www.montgomerycountymd.gov/OZAH)**

**CASE NO. ADO 26-03, COMPLIANCE TO ACCESSORY  
DWELLING**

**Contents**

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## CONTACT INFORMATION

### License Applicant :

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7709 Old Chester Road  
Bethesda, MD 20817

### Attorney :

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Phone (301) 455-4734

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Rockville MD 20852-3528

*Licensed to Practice Law in Maryland*

## SUMMARY OF OBJECTION

Flavia Favali began residing full-time as her primary residence (7709 Old Chester Rd, Bethesda) in 2023 when she could access it after being discharged from the care of her surgeon, Dr. Paul Cooper and able to finally ambulate, walk without a wheelchair and to drive. She made her home her primary residence. Dr. Cooper made Favali aware of not only the severity of her injury on her right ankle (several years earlier he replaced the left ankle) but the condition of her bones making paramount for her well-being a handicapped ADU. She previously made renovations to the house that was built in the 50's (Aging in Place/Accessibility) by her father however it did not work when she broke both her right collar bone and right ankle. She again saw the necessity of an ADU handicapped accessible while at her home in July of 2024 she fell yet again, broke her femur, patella and tibia it took almost an hour to extricate her from her bedroom with the help of several medics and taken to Suburban Hospital. Our County began permitting ADU's and Favali decided that this was the best option. Favali's ADU is correctly permitted by DPS however her neighbors/objectors continue to deny her the right to build it despite the fact that since July of 2023 she has lived at her primary residence full time.

## LIST OF EXHIBITS

EXHIBIT A-PRIMARY RESIDENCE PROOF: **highlight OZAH exhibit 8 from the OZAH HEARING ADO 25-02: of those friends that believed that I resided in my primary residence in July of 2023 Donna**

**Reynolds, Suzanne Vaughn, James Cyr and Nancie Park testified on the Dec 19, 2025 hearing that I continue to live in my primary residence at 7709 Old Chester Rd...also listed on Exhibit 12:j Principal Residence Tally (pgs 36-37 on Dec 19 presented exhibits)**

EXHIBIT B-WITNESSES TO PRIMARY RESIDENCE

EXHIBIT C-DOCUMENTS REGARDING PERMIT HISTORY: **highlight Office of Zoning and Administrative Hearings Public Hearing Access and Exhibits December 9, 2024 Exhibit 12:f Rental License and Howley Correspondence: submitted when told by both Mr. Goodfriend and Ms. Bennett that I was noncompliant in submitting that information.**

EXHIBIT D-PHOTOGRAPHS DOCUMENTING PRIMARY RESIDENCE

EXHIBIT E-COURT CASE HISTORY

EXHIBIT F-ROOM RENTAL DOCUMENTS: **Highlight Office of Zoning and Administrative Hearings Public Hearing Access and Exhibits Dec 9, 2024 exhibits: 10: b Stephen Chris Igbnokwe Account c: Muhamed Muhie Account d: Jeff Szabla Account also exhibits 12: a, b,c,d,e, are all these roomers that continue to abide by their leases only having one car, no overnight guests and desire peaceful enjoyment of my house so they have had no interactions with my neighbors/objectors-updated rent rolls that these roomers still live at my principal residence following the lease/contract**

EXHIBIT G-DESIGN FOR LIFE DOCUMENTS

EXHIBIT H-DOCUMENTS REGARDING OTHER PROPERTY: **this was also submitted for the December 19, hearing but did not get included pgs 378-398**

EXHIBIT I-REASON FOR ADU

EXHIBIT J-VILLAGE DOCUMENTATION OF PRIMARY RESIDENCE

EXHIBIT K-RESPONSES TO PARKING OBJECTIONS: **updated street pictures of both objectors/neighbors Don Chappell and Alexandre Finkel with their basketball nets clearly on the right of way and the street. Email from Traffic Ops (Jan 2: 7:31am stating that the street where I live is 26 feet wide, however the street size from Maiden to Bradley is 8 feet narrower with**

## DESCRIPTION OF EXHIBITS

EXHIBIT A: PRIMARY RESIDENCE PROOF

A:1. From application checks for returning of sign that indicates application was accepted. When applicant applied she dropped off her application, check, copy of driver's license, IRS 2024 extension, primary tax from Montgomery County and had them hand stamped so there would be no confusion as to Applicant's driver's license validity this year. She was also able to produce and

show Ms. Caressa Bennett a copy of her driver's license in court on the 18<sup>th</sup> of August, where Ms. Bennett insisted on seeing it and then taking a picture of it. 2 Checks from the Department of Finance dated 11/18/2025 & 10/31/2025 for sign return which means Application is valid. A:2. Applicant could not access her tax records from her first shoulder injury in Feb of 2023 and was late in submitting her fed taxes, however state and federal checks dated in Oct/Nov 2025 confirm that her principal address is indeed 7709 Old Chester Rd for tax year 2023. She filed an extension for tax year 2024 and submitted that with her application and had that hand stamped. Applicant just received the Maryland tax return check in the mail on the 28<sup>th</sup> of November and submits that also to verify that 7709 Old Chester Rd is her primary address by both driver's license, property tax bill and state and Federal IRS documentation. Her principal residence received both IRS and MD refund checks mailed to her primary address at 7709 Old Chester Rd. Applicant when asked on her first OZAH hearing who does her taxes and she said she does them herself with the help of TurboTax and that is still true today. Maryland State Refund on 11/24/2025 and Dept. of Treasury on 10/20/2025

#### EXHIBIT B: WITNESSES TO PRIMARY RESIDENCE

B:1. Principal Residence sign in sheet from last zoom hearing Dec 9, 2024-Aug 23, 2025 – 23 pages – of neighbors, friends and contractors that all came into my home and can testify that is indeed Applicant's primary residence.

B:2 OZAH Exhibit 8 from hearing Case o ADO 25-02 Also, since Applicant failed to bring anyone to the OZAH hearing last December 9, 2024 (she didn't know she could/should) she plans on inviting everyone from the OZAH hearing on December 19, 2025 and when applicant understood that she needed witness's she had her "tally" sheet from Exhibit 8. Many of those people came to the Circuit Court on the 18<sup>th</sup> of August as both Ms. Caressa Bennett and the OZAH attorney can attest. Applicant plans on inviting them again to her zoom hearing on the 19<sup>th</sup> of December. As Applicant is preparing for this Case she realizes that several weeks before her first break of the collar bone on Feb 22 2023 she was climbing the mountains on the islands of the Sea of Cortez oblivious to her brittle bones. When applicant was released from her surgeons care she flew to Tel Aviv on October 3<sup>rd</sup> before the war broke out and then left Israel a few days later and visited Jordan and Egypt. In the time between Feb 2023 and now Applicant has visited and spent time in seven countries just coming back with some of her church friends from a pilgrimage in Spain, France and Portugal. Applicant has only left her car parked in her principal residence driveway once and that was because she got her airports mixed up – Applicant usually parks at son #2, David in Reston and he drives her to Dulles. Luckily, one of my visitors to the house is James Cyr, who also is a Tesla chauffeur on the side and happened to be free that day. He also was at court to testify that indeed this is my principal residence.

B:3. Letters and addresses of "tally" – those who came to court on the 18<sup>th</sup> of August in support of Applicant and can verify that she indeed lives at 7709 Old Chester Rd, Bethesda. Applicant will invite them to her hearing on the 19<sup>th</sup> of December. **Jan Long, Constance Sutter, James Cyr,**

**Suzanne Vaughn, were several of the many that came to District Court in August 2025 to support me and yet again testified on the 19<sup>th</sup> of December 2025.**

B.4. DEIS Invitations for the two court dates: July was cancelled and postponed to the 18<sup>th</sup> of August. Diversity Equity, Inclusion and Sustainability – invitations will be sent out for the Dec 19<sup>th</sup> hearing to either zoom in or come to my house and enjoy some food

#### EXHIBIT C: DOCUMENTS REGARDING PERMIT HISTORY

- C:1 objection filed
- C:2. Pics of neighbor's patios on their right of way
- C:3. A guide to Building Permits and Home Improvements: what is required and what is not (patios NOT required)
- C:4. Permit Confirmation for Right of Way permit (go figure, they gave me the wrong one....it will be rectified)
- C:5. Emails between ALL permit officials that work for the county – (navigating between departments is a challenge)
- C:6. Previous right of way construction permit on 9/23/2018 that was done correctly

#### EXHIBIT D: PHOTOGRAPHS DOCUMENTING PRIMARY RESIDENCE

Applicant began taking pictures on a daily basis from her android phone and taken with her vehicle showing and something that could only happen on that particular day and time. It was very helpful that so many neighbors are doing extensive renovations so there is always something happening besides Mr. Mack's weekly cleaning service and dog grooming truck. Applicant began to take pictures the day Ms. Nana Johnson from the last OZAH case called her on November 17 from her landline phone at 301-320-3358 to apprise her of the upcoming hearing. She was in the Bahamas with no access to emails prior to that call.

#### EXHIBIT E: COURT CASE HISTORY

Explanation for my court cases that started on August 20, 2001. Up to that date I had no court cases. I had lived up to this time for forty-eight years in Montgomery County. I left my marriage and took all of our six children with me. I then began to purchase houses and rent bedrooms perfectly legal, however not for the faint of heart. I purchased my first rental in 2002 and have continued to rent bedrooms since. The ADO case last year produced a record of my court cases by my objectors, but they are mostly failure to pay rent cases. Also, we adopted all of our children, however all children have abilities and disabilities and I so resonated with our County Executive who sees the need for "behavioral health and child and family services." Half of our children came from Montgomery County Social Services so I hope that Montgomery County would honor or Executive's comment. **This is also true of the ONLY police report that has been filed since 2023 and that was for a wellness check for one of the long-standing roommates/tenants. I praise our**

**County Executive for understanding that: “Our Department of Health and Human Services is central, providing integrated programs like behavioral health...its ongoing focus is improving access, identifying gaps and coordination for individuals with complex needs. This comprehensive, compassionate and strategic framework is a world away from simply moving people out of sight”**

- E:1. Letter sent to our Executive on August 25, 2025.
- E:2. Advertisement for AGE-FRIENDLY MONTGOMERY A LONGEVITY READY COMMUNITY-How the County Supports Long and Healthy Lives for ALL residents – **It has been shown that those elderly who have a stable home environment, adequately equipped live an average of ten years longer, which I believe that if my ADU is approved it will extend my life and so I continue my journey to wholeness. All of my doctors for my skin cancer, bones, dentist, cataract specialist for my corneal transplants are all less than ten minutes from my primary residence which will make it easier to access.**

#### EXHIBIT F: ROOM RENTAL DOCUMENTS

- F:1 Summary
- F:2 Ken Mack’s objections on Nov 2, 2024
- F:3 Room Rental Brochure from Department of Housing and Community Affairs (pg. 1): My roomers have consistently lived in the house since before 2023 as shown on their leases from the
- F:4 Emails from Room Renters since before I broke my collar bone and leg
- F:5 Housing Initiative Partnership from Bethesda Magazine: Nov/Dec 2025
- F:6 Housing Initiative Partnership email and flyer. **Updated from internet on 12/22/25 stating the goals of the HIP program and matching my house with Rose Nantango (lease and rent roll provided). She would also like to be present on the 12<sup>th</sup> of January to share the conversation with our neighbor. Reviewing transcript from the July 27, 2023 hearing it was stated “I avoid walking past there a lot of times unless it’s broad daylight...I don’t know what kind of people I’ll run into” so by only putting in tenants/roomers qualified by HIP that problem should be avoided. Also, HIP requires the landlord to provide six month leases, not monthly, and renewable.**

#### EXHIBIT G: DESIGN FOR LIFE DOCUMENTATION

- G: Design for Life Documents form OZAH Case #25-02 (2024)
- G:1 Residential Building Application 5/6/2020
- G:2 Design for Life Brochure
- G:3 American Home Contractors bill for \$12,600 for work done for the Design for Life 8/10/20
- G:4 Letter to Karen Stephenson, director of the monies for the disputed tax credit

#### EXHIBIT H: DOCUMENTS REGARDING OTHER PROPERTY

- H: LLC in South Carolina: Applicant has a business in South Carolina developing her property:

H:1 Letter to treasurer Cynthia Burke dated Nov 10, 2025 paying her taxes H:2-  
9 Tax bills for different parcels of land that Applicant is developing in my LLC  
where my vehicles re owned. **These were not included in my email to OZAH but  
can provide a copy that I did send.**

#### EXHIBIT I: REASON FOR ADU

I: Applicant's Reasoning for an ADU – Summary  
I:1 Testimony of Alexandre Finkel Dec 2024  
I:2 Collarbone fracture 2/22/23  
1:3 Ankle supported by external fixators after swelling went down before second surgery  
1:4 After surgery where external fixators removed and 2 plates and 11 screws inserted  
1:5 Fell and broke kneecap: tibia plateau, in her primary residence on 6/26/2024 and took the paramedics in the ambulance over forty-five minutes to extricate Applicant from her bedroom. On sworn testimony NONE of the 9 objectors last year could recall an ambulance parked outside of my home yet reviewing their testimony they pass my house many times during each day but could not recall that.  
1:6. Application for Assessment Exemption for Improvement Required for the Health or Medical Condition of a Resident signed by Dr. Paul Cooper on 7/21/2023 when suggested I design a handicapped ADU in my backyard since my house meets all the requirements.

#### EXHIBIT J: VILLAGE DOCUMENTATION OF PRIMARY RESIDENCE

J: Applicant joined Bethesda Metro Area Village in October of 2023 on suggestion of mentor, Mimi Cutler who loves her village and suggested I join with other like-minded adults.  
J:1 print out of email  
J:2 history of Applicant's activities since joining the village

#### EXHIBIT K: RESPONSES TO PARKING OBJECTIONS

K: Parking  
K:1 Application provides for two additional parking spaces in back of primary house and the driveway is adequate. That is on the application of the survey of the property  
K:2 Objectors currently parking on street that said on sworn testimony that vehicle it would be sold in two weeks – however it is still there as of this submittal.  
K:3 Objectors used the driveway pictures again after using it on 2023 which is not accurate. **License applicant submits pictures of basketball hoops on either side of her house showing them not only in the “right of way” but on the street where to play ball the children will have to be on the street. Applicant also submits email from Kutty Menon, Area Engineer from the Division of Traffic Engineering and Operations confirming that the stretch between Maiden Lane and Wilson on Old Chester is 26 feet wide, while the width of Old Chester between Maiden and Bradley is**

only 18 feet wide. From Maiden to Bradley on Old Chester there are eighteen garages, while one property, on 7502 has two attached garages and one detached garage. License applicant maintains that there is enough egress from both of her aprons to allow adequate exiting and entering. Map of the street provided. Less than two houses down from my house is 7727 Old Chester with an ADU and NO primary residence. License # 155744. This house has had no owner or occupant in the house since before I even broke any bones in February of 2023.

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Montgomery County, Maryland

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# Office of Zoning and Administrative Hearings

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## Public Hearing Access and Exhibits

Date: Monday, December 9, 2024 9:30a.m.

Hearing: ADO 25-02, CARESSA BENNET *ET AL* OBJECTION TO  
FAVIA FAVALI LICENSE # 151423

## EXHIBIT LIST

### EXHIBITS

Exhibit 1. Objection Application from Caressa Bennet

a. Objection Applications from Neighbors

Exhibit 2. Preliminary Inspection Report/ Director's Findings

Exhibit 3. Stamped Parking

Exhibit 4. Stamped Updated Floorplan

Exhibit 5. ADU Application Acceptance Letter



Exhibit 6. ADU Sign Pick-Up Form

Exhibit 7. Annual Tax Bill

Exhibit 8. Correspondence

Exhibit 9. Rental Application

Exhibit 10. Exhibits Submitted by License Applicant Flavia Favali

- a. Survey of Property
- b. Stephen Chris Igbokwe Account
- c. Muhammed Muhie Account
- d. Jeff Szabla Account

Exhibit 11. Letter from Bil Chen requesting hearing date of week December 9, 2024.

Exhibit 12. Exhibits emailed by Flavia Favali

- a. Stephen Igbokwe Lease
- b. Jeff Szabla Lease
- c. Muhammed Muhie Lease
- d. Muhammed Statement of Account not Updated
- e. Stephen Account not totally current
- f. Flavia's Retirement Plan Survey
- g. S and S, LLC Property Tax
- h. Rental License and Howley Correspondence
- i. Jeff's Statement of Account
- j. Principal Residence Tally
- k. Principal Residence Tally Nov 18
- l. Assane Diedhiou Lease
- m. Assane Rent Roll Not Updated
- n. Assane Rent Roll

Exhibit 13. Exhibits emailed by Bil Chen, Esq.

- a. Georgia Jaitly Declaration
  - i. Second Declaration
- b. 2023 Hearing Examiner's Report & Decision in OZAH Case No. ADO 23-06
- c. Photograph of sign posted for the 2023 ADU license application of Flavia Favali
- d. Rental listings for 7709 Oldchester Rd
- e. Photos of vehicles in the driveway of 7709 Oldchester Rd
- f. Photos of 7709 Oldchester Rd
- g. Court cases of Flavia Favali
- h. Court cases of Flavia Moskaitis

- i. Court cases of Caleb Moskaitis
- j. Court cases of Felipe Moskaitis
- k. Stolen vehicle record for 2016 Subaru
- l. Photos of 2007 Mitsubishi Eclipse
- m. Flavia Favali Email
- n. Singles on Sailboats record (November 2024)
- o. Board of Directors Nomination notice of the Arc Montgomery County
- p. Transcript of OZAH hearing in OZAH Case No: ADO 23-06 (including adoption of all exhibits).
  - q. Montgomery County Code Chapter 29
  - r. Request for Accessory Dwelling Unit
  - s. 2024 Tax Bill

Exhibit 14. Email from Bil Chen, Esquire; Re: Withdrawing as counsel for objectors.

Exhibit 15. Email from Kathleen Byrne to Bil Chen, esq; Re: Ms. Favali posted signs as required.

Exhibit 16. Answers to Objectors from Flavia Favali

Exhibit 17. Closing Arguments from Flavia Favali

Exhibit 18. Email from Caressa Bennet with photos attached

- a. Photo 1
- b. Photo 2
- c. Photo 3
- d. Photo 4

Exhibit 19. Mobile Home Moving Permit submitted by Daniel Chappell

Exhibit 20. Testimony of Alexandre Finkel

Exhibit 21. Testimony of Roger Winston

Steph

Date	DUET	RECEIVED	BALANCE	#PAYMENT
	A-24	\$600.00	\$600.00	0.00
S-22		\$1,100.00	\$1,100.00	0.00
S-22u		\$116.27	\$116.29	
S-TOTAL		\$1,216.27	\$1,216.29	0.02

O-22	\$1,100.00	\$0.02	
		\$1,100.00	
O-22u	\$115.36	\$115.36	
O-TOTAL	\$1,215.36	\$1,215.38	0.02

N-22	\$1,100.00	\$0.02	
N-22u	\$145.64	\$1,100.00	
N-TOTAL	\$1,245.64	\$1,100.02	(145.62)

D-22	\$1,100.00	(\$145.62)	
		\$1,100.00	
D-22u	\$212.22	\$115.36	
D-TOTAL	\$1,312.22	\$1,069.74	(242.48)

J-23 \$1,100.00 (\$242.48)

J-23u	\$145.64	\$1,100.00	
J-TOTAL	\$1,245.64	\$857.52	(388.12)

F-23	\$1,100.00	\$	(388.12)
F-23u	\$184.99	\$855.00	
F-TOTAL	\$1,284.99	\$	466.88

M-23	\$1,100.00	\$	(388.11)
M-23u	\$185.00	\$435.36	
M-TOTAL	\$1,285.00	\$	717.25

A-23	\$1,100.00	\$	(567.75)
		\$1,155.00	
A-23u	\$115.12	\$185.00	
A-TOTAL	\$1,215.12	\$	772.25

My23	\$1,100.00	\$	(442.87)
		\$1,155.00	
My23u	\$221.00	\$221.01	
My-TOTAL	\$1,321.00	\$	933.14

Jn-23	\$1,100.00	\$	(387.86)
Jn-23u	\$135.93	\$1,290.93	
Jn-TOTAL	\$1,235.93	\$	903.07

Jy-23	\$1,100.00	\$	(332.86)
		\$1,155.00	
Jy-23u	\$204.78	\$204.78	
Jy-TOTAL	\$1,304.78	\$	1,026.92

Ag-23	\$1,100.00	\$	(277.86)
		\$1,360.00	
Ag-23u	\$209.00	\$210.00	
Ag-TOTAL	\$1,309.00	\$	1,292.14

S-23	\$1,100.00	(\$16.86)	
		\$1,155.00	
S-23u	\$209.33	\$208.00	
S-TOTAL	\$1,309.33	\$1,346.14	36.81

O-23	\$1,100.00	\$36.81	
		\$1,155.00	
O-23u	\$150.37	\$ 360.00	
O-TOTAL	\$1,250.37	\$1,551.81	301.44

N-23	\$1,100.00	\$ 301.44	
		\$ 1,155.00	
N-23u	\$124.00	\$ 115.36	
N-TOTAL	\$1,224.00	\$ 1,571.80	347.80

D-23	\$1,100.00	\$347.80	
D-23u	\$190.24	\$1,280.00	
D-TOTAL	\$1,290.24	\$1,627.80	337.56

J-24	\$1,100.00	\$337.56	
		\$1,155.00	
J-24u	\$141.40	\$167.00	
J-TOTAL	\$1,241.40	\$1,659.56	418.16

F-24	\$1,100.00	\$418.16	
		\$1,155.00	
F-24u	\$166.99	\$150.37	
F-TOTAL	\$1,266.99	\$1,723.53	456.54

M-24	\$1,100.00	\$456.54	
		\$1,155.00	
M-24u	\$157.15	\$158.00	
M-TOTAL	\$1,257.15	\$1,769.54	512.39

A-24	\$1,100.00	\$512.39	
		\$1,155.00	

A-24u	\$131.00	\$131.00	
A-TOTAL	\$1,231.00	\$1,798.39	567.39

Ma-24	\$1,100.00	\$567.39	
		\$1,155.00	
Ma-24u		\$141.03	
M-TOTAL	\$1,241.03	\$1,722.39	481.36

Ju-24	\$1,100.00	\$481.36	
		\$1,155.00	
Ju-24u	\$126.01	\$127.00	
JU-TOTAL	\$1,226.01	\$1,763.36	537.35

Jl-24	\$1,100.00	\$537.35	
		\$1,155.00	
Jl-24u	\$132.87	\$133.00	
JL-TOTAL	\$1,232.87	\$1,825.35	592.48

Au-24	\$1,100.00	\$592.48	
		\$1,155.00	
Au-24u	\$151.06		
A-TOTAL	\$1,251.06	\$1,747.48	496.42

Se-24	\$1,100.00	\$496.42	
		\$1,155.00	
Se-24u	\$130.36	\$152.00	
S-TOTAL	\$1,230.36	\$1,803.42	573.06

Oc-24	\$1,100.00	\$573.06	
		\$1,155.00	
Oc-24u	\$151.06	\$131.00	
O-TOTAL	\$1,251.06	\$1,859.06	608.00

No-24	\$1,100.00	\$608.00	
		\$1,155.00	

No-24u	\$113.53	\$114.00	
N-TOTAL	\$1,213.53	\$1,877.00	663.47

De-24	\$1,100.00	\$663.47	
		\$1,155.00	
De-24u	\$112.96	\$98.00	
D-TOTAL	\$1,212.96	\$1,916.47	703.51

Ja-25	\$1,100.00	\$703.51	
		\$1,155.00	
Ja-25u	\$124.78	\$113.00	
Ja-TOTAL	\$1,224.78	\$1,971.51	746.73

Fe-25	\$1,100.00	\$746.73	
		\$1,155.00	
Fe-25u	\$157.32	\$125.00	
F-TOTAL	\$1,257.32	\$2,026.73	769.41

M-25	\$1,100.00	\$769.41	
		\$1,155.00	
M-25u	\$157.32	\$158.00	
M-TOTAL	\$1,257.32	\$2,082.41	825.09

Ap-25	\$1,100.00	\$825.09	
		\$1,155.00	
Ap-25u	\$154.30	\$155.00	
Ap-TOTAL	\$1,254.30	\$2,135.09	880.79

Ma-25	\$1,100.00	\$880.79	
		\$1,200.00	
Ma-25u	\$126.24		
Ma-TOTAL	\$1,226.24	\$2,080.79	854.55

Jun-25u	\$1,100.00	\$854.55	
		\$1,200.00	

Jun-25u	\$126.24	\$127.00	
Jun-TOTAL	\$1,226.24	\$2,181.55	955.31

Jul-25u	\$1,100.00	\$955.31	
		\$1,200.00	
Jul-25u	\$126.24	\$118.00	
Jul-TOTAL	\$1,226.24	\$2,273.31	1,047.07

Au-25	\$1,100	\$ 1,047.07	
		\$ 1,200.00	
Au-25u	\$ 159.56	\$ 160.00	
Au-25-TOTAL	\$1,260	\$ 2,407.07	1,147.51

Se-25	\$1,100	\$ 1,147.51	
		\$ 1,200.00	
Se-25u	\$ 177.52	\$ 178.00	
Se-25-TOTAL	\$1,278	\$ 2,525.51	1,247.99

Oc-25	\$1,100	\$ 1,247.99	
Oc-25u	\$ 153.79		
Oc-25-TOTAL	\$1,254	\$ 1,247.99	(5.80)

No-25	\$1,100.00	(\$5.80)	
No-25u	\$113.53		
No-25-TOTAL	\$1,213.53	(\$5.80)	(1,219.33)

De-25	\$1,100.00	(\$1,219.33)	
De-25u	\$112.96		
Dec-25-TOTAL	\$1,212.96	(\$1,219.33)	(2,432.29)

Ja-26	\$1,100.00	(\$2,432.29)	

Ja-26u	\$124.78		
Ja-26-TOTAL	\$1,224.78	(\$2,432.29)	(3,657.07)

Fe-26	\$1,100.00	(\$3,657.07)	
Fe-26u	\$157.32		
Fe-26-TOTAL	\$1,257.32	(\$3,657.07)	(4,914.39)

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Date	DUe	RECEIVED	BALANCE	#PAYMENT
F-22	\$1,100.00			1
		\$3,498.00		
		\$3,500.00		
		\$424.00		
		(\$600.00)		
F-22u	\$178.80			
F-TOTAL	\$1,278.80	\$6,822.00	5,543.20	
M-22	\$1,100.00	\$5,543.20		
M-22u	\$180.00	\$178.80		
M-TOTAL	\$1,280.00	\$5,722.00	4,442.00	
A-22	\$1,100.00	\$4,442.00		
A-22u	\$131.28			
A-TOTAL	\$1,231.28	\$4,442.00	3,210.72	
My22	\$1,100.00	\$3,210.72		
My-22	\$138.30	\$138.30		
My-TOTAL	\$1,238.30	\$3,349.02	2,110.72	
Jn-22	\$1,100.00	\$2,110.72		
Jn-22u	\$88.41	\$88.41		
Jn-22-TOTAL	\$1,188.41	\$2,199.13	1,010.72	
Jy22	\$1,100.00	\$1,010.72		
		\$91.11		
Jy22u	\$91.11	\$102.12		
Jy-TOTAL	\$1,191.11	\$1,203.95	12.84	
Ag22	\$1,100.00	\$12.84		
		\$2,200.00		

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Ag-23u	\$102.12		
Ag-TOTAL	\$1,202.12	\$2,212.84	1,010.72

S-22	\$1,100.00	\$	1,010.72
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S-22u	\$112.04	\$112.00	
S-TOTAL	\$1,212.04	\$	1,122.72

O-22	\$1,100.00	\$	22.72
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O-22u	\$116.29	\$116.29	
O-TOTAL	\$1,216.29	\$	139.01 (1,077.28)

N-22	\$1,100.00	(\$1,077.28)	
		\$1,100.00	

N-22u	\$145.64	\$115.36	
N-TOTAL	\$1,245.64	\$138.08	(1,107.56)

D-22	\$1,100.00	(\$1,107.56)	
		\$1,100.00	
D-22u	\$212.22		
D-TOTAL	\$1,312.22	\$7.55	(1,319.78)

J-23	\$1,100.00	(\$1,319.78)	
		\$1,100.00	

J-23u	\$ 145.64	\$ 270.87	
J-23 TOTAL	\$1,245.64	\$51.09	(1,194.55)

F-23	\$1,100.00	\$ (1,194.55)	
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F-23u	\$184.99		
F-23 TOTAL	\$1,284.99	\$ (1,194.55)	(2,479.54)

M-23	\$1,100.00	(\$2,479.54)	
		\$1,290.00	

M-23u		\$185.00	
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(352 M)

M-23 TOTAL	\$1,100.00	(\$1,004.54)	(2,104.54)
A-23	\$1,100.00	(\$2,104.54)	
		\$1,100.00	
A-23u	\$115.12	\$115.12	
A-23 TOTAL	\$1,215.12	(\$889.42)	(2,104.54)
My23	\$1,100.00	(\$2,104.54)	
		\$1,100.00	
My-23u	\$257.00	\$221.00	
My23 TOTAL	\$1,357.00	(\$783.54)	(2,140.54)
Jn-23	\$1,100.00	(\$2,140.54)	
		\$1,100.00	
Jn-23u	\$135.93	\$135.93	
Jn-23 TOTAL	\$1,235.93	(\$904.61)	(2,140.54)
Jy-23	\$1,100.00	(\$2,140.54)	
	\$ 1,100.00		
Jy-23u	\$198.18		
Jy-23 TOTAL	\$1,298.18	(\$1,040.54)	(2,338.72)
Ag-23	\$1,100.00	(\$2,338.72)	
Ag-23u	\$204.78		
Ag-23 TOTAL	\$1,304.78	(\$2,338.72)	(3,643.50)
S-23	\$1,100.00	(\$3,643.50)	
	\$ 1,304.78		
	\$ 2,200.00		
S-23u	\$209.33		
S-23 TOTAL	\$1,309.33	(\$138.72)	(1,448.05)
O-23	\$1,100.00	(\$1,448.05)	
O-24u	\$209.33		

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O-23 TOTAL	\$1,309.33	\$ (1,448.05)	(2,757.38)
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N-23	\$1,100.00	\$ (2,757.38)
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N-23u	\$150.37
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N-23 TOTAL	\$1,100.00	\$ (2,757.38)	(3,857.38)
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D-23	\$1,100.00	\$ (3,857.38)
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	\$1,100.00
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	\$150.37
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D-23u	\$124.00	\$124.00
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D-23 TOTAL	\$1,224.00	\$ (2,483.01)	(3,707.01)
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J-24	\$1,100.00	\$ (3,707.01)
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J-24u	\$166.99
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J-24 TOTAL	\$1,266.99	\$ (3,707.01)	(4,974.00)
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F-24	\$1,100.00	\$ (4,974.00)
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	\$ 166.99
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	\$ 1,100.00
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F-24u	\$140.41	\$150.37
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F-24 TOTAL	\$1,240.41	\$ (3,556.64)	(4,797.05)
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M-24	\$1,100.00	\$ (4,797.05)
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	\$1,100.00
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M-24u	\$157.15
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M-24 TOTAL	\$1,100.00	\$ (3,697.05)	(4,797.05)
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Ap-24	\$1,100	\$ (4,797.05)
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	\$ 1,131.59
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	\$ 1,000.00
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A-24u	\$ 153.79	\$ 153.79
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A-24 TOTAL	\$1,254	\$ (2,511.67)	(3,765.46)
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Ma-24	\$1,100	\$ (3,765.46)
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pg 4 mt

		\$ 1,100.00	
Ma-24u	\$ 141.03	\$ 141.03	
Ma-24 TOTAL	\$1,241	\$ (2,524.43)	(3,765.46)

Ju-24	\$1,100	\$ (3,765.46)	
		\$ 1,100.00	
Ju-24u	\$ 126.01	\$ 126.01	
Ju-24 TOTAL	\$1,226	\$ (2,539.45)	(3,765.46)

JL-24u	\$1,100	\$ (3,765.46)	
		\$ 1,100.00	
JL-24u	\$ 132.87	\$ 132.87	
JL-24-TOTAL	\$1,233	\$ (2,532.59)	(3,765.46)

Au-24	\$1,100	\$ (3,765.46)	
Au-24u	\$ 151.06	\$ 151.06	
Au-24-TOTAL	\$1,251	\$ (3,614.40)	(4,865.46)

Se-24	\$1,100	\$ (4,865.46)	
		\$ 1,100.00	
Se-24u	\$ 130.36	\$ 151.06	
Se-24-TOTAL	\$1,230	\$ (3,614.40)	(4,844.76)

Oc-24	\$1,100	\$ (4,844.76)	
		\$ 1,100.00	
Oc-24u	\$ 153.79	\$ 151.06	
Oc-24-TOTAL	\$1,254	\$ (3,593.70)	(4,847.49)

No-24	\$1,100	\$ (4,847.49)	
		\$ 1,100.00	
No-24u	\$ 113.53	\$ 130.56	
No-24-TOTAL	\$1,214	\$ (3,616.93)	(4,830.46)

De-24	\$1,100.00	(\$4,830.46)	
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PG 5

		\$1,100.00	
De-24u	\$112.96		
D-TOTAL	\$1,212.96	(\$3,730.46)	(4,943.42)

Ja-25	\$1,100.00	(\$4,943.42)	
		\$1,100.00	
Ja-25u	\$124.78	\$113.53	
Ja-TOTAL	\$1,224.78	(\$3,729.89)	(4,954.67)

Fe-25	\$1,100.00	(\$4,954.67)	
		\$1,155.00	
Fe-25u	\$157.32	\$210.43	
F-TOTAL	\$1,257.32	(\$3,589.24)	(4,846.56)

M-25	\$1,100.00	(\$4,846.56)	
		\$1,100.00	
M-25u	\$157.32	\$282.10	
M-TOTAL	\$1,257.32	(\$3,464.46)	(4,721.78)

Ap-25	\$1,100.00	(\$4,721.78)	
		\$1,100.00	
Ap-25u	\$154.30	\$154.30	
Ap-TOTAL	\$1,254.30	(\$3,467.48)	(4,721.78)

Ma-25	\$1,100.00	(\$4,721.78)	
		\$1,100.00	
Ma-25u	\$126.24	\$126.24	
Ma-TOTAL	\$1,226.24	(\$3,495.54)	(4,721.78)

Jun-25u	\$1,100.00	(\$4,721.78)	
		\$1,200.00	
Jun-25u	\$126.24	\$126.24	
Jun-TOTAL	\$1,226.24	(\$3,395.54)	(4,621.78)

Jul-25u	\$1,100.00	(\$4,621.78)	
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		\$1,200.00	
Jul-25u	\$126.24	\$118.00	
Jul-TOTAL	\$1,226.24	(\$3,303.78)	(4,530.02)

Au-25	\$1,100	\$ (4,530.02)	
		\$ 1,200.00	
Au-25u	\$ 159.56	\$ 159.56	
Au-25-TOTAL	\$1,260	\$ (3,170.46)	(4,430.02)

Se-25	\$1,100	\$ (4,430.02)	
		\$ 1,200.00	
Se-25u	\$ 177.52	\$ 177.52	
Se-25-TOTAL	\$1,278	\$ (3,052.50)	(4,330.02)

Oc-25	\$1,100	\$ (4,330.02)	
Oc-25u	\$ 153.79		
Oc-25-TOTAL	\$1,254	\$ (4,330.02)	(5,583.81)

No-25	\$1,100.00	(\$5,583.81)	
No-25u	\$113.53		
No-25-TOTAL	\$1,213.53	(\$5,583.81)	(6,797.34)

De-25	\$1,100.00	(\$6,797.34)	
De-25u	\$112.96		
Dec-25-TOTAL	\$1,212.96	(\$6,797.34)	(8,010.30)

Ja-26	\$1,100.00	(\$8,010.30)	
Ja-26u	\$124.78		
Ja-26-TOTAL	\$1,224.78	(\$8,010.30)	(9,235.08)

Fe-26	\$1,100.00	(\$9,235.08)	
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(P) 7 pm

Fe-26u	\$157.32		
Fe-26-TOTAL	\$1,257.32	(\$9,235.08)	(10,492.40)

PG 8 mth

Jeff

Moved in 4/15/21

Date	DUEDUE	RECEIVED	BALANCE	#PAYMENT	NOTES
A-21		\$600.00	\$1,150.00		pd 4/6
		\$550.00	(\$600.00)		Removed security deposit for holdin.
A-21u	\$ 58.08				pd \$16 transfer fee
A-21 TOTAL	\$608.08	\$550.00	(58.08)		
MY-21		\$1,100.00	(\$58.08)		\$16 transfer fee
		\$1,100.00			pd 5/5
		\$1,100.00			pd 5/20
MY-21u	\$ 67.33				
MY-21-TOTAL	\$1,167.33	\$2,141.92	974.59		
JU-21		\$1,100.00	\$974.59		\$16 transfer fee
JU-21u	\$ 84.23				
JU-21-TOTAL	\$1,184.23	\$974.59	(209.64)		
JL-21		\$1,100.00	(\$209.64)		
		\$1,100.00			pd 7/2
		\$225.00			***??**
JL-21u	\$ 73.77				
JL-21-TOTAL	\$1,173.77	\$1,115.36	(58.41)		
Au-21		\$1,100.00	(\$58.41)		
		\$1,175.00			pd 8/5
Au-21u	\$ 98.99				
Au-21-TOTAL	\$1,198.99	\$1,116.59	(82.40)		
Se-21		\$1,100.00	(\$82.40)		
		\$1,100.00			pd 9/1
		\$1,175.00			pd 9/17
Se-21u	\$ 104.38				
Se-21-TOTAL	\$1,204.38	\$2,192.60	988.22		
Oc-21		\$1,100.00	\$988.22		
		\$1,205.00			pd 10/18
Oc-21u	\$ 125.07				
OC-21-TOTAL	\$1,225.07	\$2,193.22	968.15		
No-21		\$1,100.00	\$968.15		
No-21u	\$ 125.07				
No-21-TOTAL	\$1,225.07	\$968.15	(256.92)		

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Jeff

De-21	\$ 1,100.00	\$ (256.92)		
		\$ 1,175.00		pd 12/6
De-21u	\$ 126.06			
De-21-TOTAL	\$ 1,226.06	\$ 918.08	(307.98)	
J-22	\$ 1,100.00	\$ (307.98)		
		\$ 1,306.95		pd 1/24
		\$ 1,200.00		**where is this payment?**
J-22u	\$ 180.00			
J-22-TOTAL	\$ 1,280.00	\$ 2,198.97	918.97	
F-22	\$ 1,100.00	\$ 918.97		
F-22u	\$ 178.80			
F-22-TOTAL	\$ 1,278.80	\$ 918.97	(359.83)	
Ma-22	\$ 1,100.00	\$ (359.83)		
		\$ 1,300.00		pd 3/1
Ma-22u	\$ 180.00			
Ma-22-TOTAL	\$ 1,280.00	\$ 940.17	(339.83)	
A-22	\$ 1,100.00	\$ (339.83)		
		\$ 1,360.00		pd 4/7
A-22u	\$ 131.28			
A-TOTAL	\$ 1,231.28	\$ 1,020.17	(211.11)	
My22	\$ 1,100.00	\$ (211.11)		
		\$ 1,300.00		
My-22	\$ 138.30			
My-TOTAL	\$ 1,238.30	\$ 1,088.89	(149.41)	
Jn-22	\$ 1,100.00	\$ (149.41)		
		\$ 1,300.00		pd 6/6
Jn-22u	\$ 88.41			
Jn-22-TOTAL	\$ 1,188.41	\$ 1,150.59	(37.82)	
Jy22	\$ 1,100.00	\$ (37.82)		
		\$ 1,300.00		pd 7/7
Jy22u	\$ 91.11			
Jy-TOTAL	\$ 1,191.11	\$ 1,262.18	71.07	
Ag22	\$ 1,100.00	\$ 71.07		
		\$ 1,300.00		pd 8/9
Ag-22u	\$ 102.12			
Ag-TOTAL	\$ 1,202.12	\$ 1,371.07	168.95	

## The House that Ray Built.xlsx

Jeff

S-22	\$1,100.00	\$ 168.95	
S-22u	\$112.04		
S-TOTAL	\$1,212.04	\$ 168.95 (1,043.09)	
O-22	\$1,100.00	\$ (1,043.09)	
		\$ 1,200.00	pd 10/7
O-22u	\$116.29		
O-TOTAL	\$1,216.29	\$ 156.91 (1,059.38)	
N-22	\$1,100.00	(\$1,059.38)	
		\$1,200.00	pd 11/4
N-22u	\$145.64		
N-TOTAL	\$1,245.64	\$140.62 (1,105.02)	
D-22	\$1,100.00	(\$1,059.38)	
		\$1,250.00	pd 12/5
D-22u	\$212.22		
D-TOTAL	\$1,312.22	\$144.98 (1,167.24)	
J-23	\$1,100.00	(\$1,167.24)	
		\$1,250.00	pd 1/17
J-23u	\$ 145.64		
J-23 TOTAL	\$1,245.64	\$82.76 (1,162.88)	
F-23	\$1,100.00	\$ (1,162.88)	
		\$1,250.00	pd 2/13
F-23u	\$184.99		
F-23 TOTAL	\$1,284.99	\$ 87.12 (1,197.87)	
M-23	\$1,100.00	(\$1,197.87)	
		\$1,250.00	pd 3/1
M-23u	\$115.12		
M-23 TOTAL	\$1,215.12	\$52.13 (1,162.99)	
A-23	\$1,100.00	(\$1,162.99)	
		\$1,250.00	pd 4/19
A-23u	\$115.12		
A-23 TOTAL	\$1,215.12	\$87.01 (1,128.11)	
My23	\$1,100.00	(\$1,128.11)	
		\$1,250.00	pd 5/5
My-23u	\$257.00		
My23 TOTAL	\$1,357.00	\$121.89 (1,235.11)	

95 35

Jeff

Jn-23	\$1,100.00	(\$1,235.11)		
		\$1,250.00		pd 6/1
Jn-23u	\$135.93			
Jn-23 TOTAL	\$1,235.93	\$14.89 (1,221.04)		
Jy-23	\$1,100.00	(\$1,221.04)		
	\$1,250.00			pd 7/7
Jy-23u	\$198.18			
Jy-23 TOTAL	\$1,298.18	\$28.96 (1,269.22)		
Ag-23	\$1,100.00	(\$1,269.22)		
	\$1,250.00			pd 8/8
Ag-23u	\$204.78			
Ag-23 TOTAL	\$1,304.78	(\$19.22) (1,324.00)		
S-23	\$1,100.00	(\$1,324.00)		
	\$1,250.00			pd 9/15
S-23u	\$209.33			
S-23 TOTAL	\$1,309.33	(\$74.00) (1,383.33)		
O-23	\$1,100.00	(\$1,383.33)		
	\$1,250.00			
O-24u	\$209.33			
O-23 TOTAL	\$1,309.33	(\$133.33) (1,442.66)		
N-23	\$1,100.00	\$ (1,442.66)		
	\$1,250.00			pd 11/2
N-23u	\$150.37			
N-23 TOTAL	\$1,100.00	\$ (192.66) (1,292.66)		
D-23	\$1,100.00	\$ 1,292.66		
	\$1,250.00			pd 12/27
D-23u	\$124.00			
D-23 TOTAL	\$1,224.00	(\$12.66) (1,256.66)		
J-24	\$1,100.00	\$ (1,266.66)		
J-24u	\$166.99			
J-24 TOTAL	\$1,266.99	\$ (1,266.66) (2,533.65)		
F-24	\$1,100.00	\$ (2,533.65)		
	\$1,250.00			pd 2/14
F-24u	\$140.41			
F-24 TOTAL	\$1,240.41	\$ (1,283.65) (2,524.06)		

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Jeff

M-24	\$1,100.00	\$ (2,374.06)	
		\$ 1,250.00	
M-24u	\$157.15		
M-24 TOTAL	\$1,100.00	\$ (1,274.06)	(2,374.06)

pd 3/12

Ap-24	\$1,100	\$ (2,374.06)	
		\$ 1,250.00	
A-24u	\$ 153.79		
A-24 TOTAL	\$1,254	\$ (1,124.06)	(2,377.85)

pd 4/4

Ma-24	\$1,100	\$ (2,377.85)	
		\$ 1,250.00	
Ma-24u	\$ 141.03		
Ma-24 TOTAL	\$1,241	\$ (1,127.85)	(2,368.88)

pd 5/9

Ju-24	\$1,100	\$ (2,368.88)	
		\$ 1,250.00	
Ju-24u	\$ 126.01		
Ju-24 TOTAL	\$1,226	\$ (1,118.88)	(2,344.89)

pd 6/10

JL-24u	\$1,100	\$ (2,344.89)	
		\$ 1,250.00	
JL-24u	\$ 132.87		
JL-24-TOTAL	\$1,233	\$ (1,094.89)	(2,327.76)

pd 7/11

Au-24	\$1,100	\$ (2,327.76)	
		\$ 1,250.00	
Au-24u	\$ 151.06		
Au-24-TOTAL	\$1,251	\$ (1,077.76)	(2,328.82)

pd 8/22

Se-24	\$1,100	\$ (2,328.82)	
		\$ 1,250.00	
Se-24u	\$ 130.36		
Se-24-TOTAL	\$1,230	\$ (1,078.82)	(2,309.18)

pd 9/16

Oc-24	\$1,100	\$ (2,309.18)	
		\$ 1,250.00	
Oc-24u	\$ 153.79		
Oc-24-TOTAL	\$1,254	\$ (1,059.18)	(2,312.97)

pd 10/4

No-24	\$1,100.00	(\$2,312.97)	
		\$ 1,250.00	

pd 11/1

PJSJ

The House that Ray Built.xlsx

Jeff

No-24u	\$113.53		
N-TOTAL	\$1,213.53	(\$1,062.97)	(2,276.50)

De-24	\$1,100.00	(\$2,276.50)	
		\$1,250.00	
De-24u	\$112.96		
D-TOTAL	\$1,212.96	(\$1,026.50)	(2,239.46)

pd 12/4

Ja-25	\$1,100.00	(\$2,239.46)	
		\$1,250.00	
Ja-25u	\$124.78		
Ja-TOTAL	\$1,224.78	(\$989.46)	(2,214.24)

pd 1/7

Fe-25	\$1,100.00	(\$2,214.24)	
		\$1,250.00	
Fe-25u	\$157.32		
F-TOTAL	\$1,257.32	(\$964.24)	(2,221.56)

pd 2/1

M-25	\$1,100.00	(\$2,221.56)	
		\$1,250.00	
M-25u	\$157.32		
M-TOTAL	\$1,257.32	(\$971.56)	(2,228.88)

pd 3/6

Ap-25	\$1,100.00	(\$2,228.88)	
		\$1,250.00	
Ap-25u	\$154.30		
Ap-TOTAL	\$1,254.30	(\$978.88)	(2,233.18)

pd 4/10

Ma-25	\$1,100.00	(\$2,233.18)	
		\$1,350.00	
Ma-25u	\$126.24		
Ma-TOTAL	\$1,226.24	(\$883.18)	(2,109.42)

pd 5/15

Ju-25	\$1,100	\$ (2,109.42)	
		\$ 1,350.00	
Ju-25u	\$ 126.64		
Ju-25 TOTAL	\$1,227	\$ (759.42)	(1,986.06)

pd 6/4

JL-25u	\$1,100	\$ (1,986.06)	
		\$ 1,350.00	
JL-25u	\$ 118.00		
JL-25-TOTAL	\$1,218	\$ (636.06)	(1,854.06)

pd 7/1

Au-25	\$1,100	\$ (1,854.06)	
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ps 65

Jeff

		\$ 1,350.06	
Au-25u	\$ 159.56		
Au-25-TOTAL	\$1,260	\$ (504.00)	(1,763.56)

Se-25	\$ 1,100	\$ (1,763.56)	
		\$ 1,350.00	
Se-25u	\$ 177.52		
Se-25-TOTAL	\$1,278	\$ (413.56)	(1,691.08)

pd 9/4

Oc-25	\$ 1,100	\$ (1,691.08)	
		\$ 1,350.00	
Oc-25u	\$ 153.79		
Oc-25-TOTAL	\$1,254	\$ (341.08)	(1,594.87)

pd 10/2

No-25	\$ 1,100.00	(\$1,594.87)	
No-25u	\$113.53		
No-25-TOTAL	\$1,213.53	(\$1,594.87)	(2,808.40)

De-25	\$ 1,100.00	(\$2,808.40)	
De-25u	\$112.96		
Dec-25-TOTAL	\$1,212.96	(\$2,808.40)	(4,021.36)

Ja-26	\$ 1,100.00	(\$4,021.36)	
Ja-26u	\$124.78		
Ja-26-TOTAL	\$1,224.78	(\$4,021.36)	(5,246.14)

Fe-26	\$ 1,100.00	(\$5,246.14)	
Fe-26u	\$157.32		
Fe-26-TOTAL	\$1,257.32	(\$5,246.14)	(6,503.46)

P575

## What is home sharing?

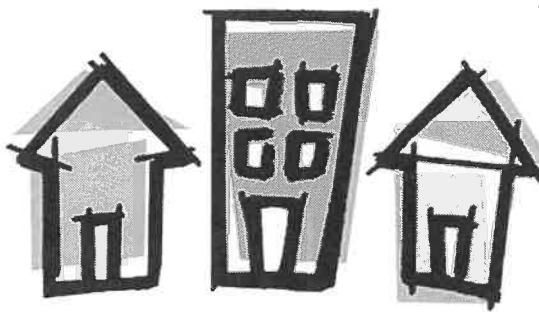
Home Sharing with HIP is an innovative idea where homeowners offer spare rooms or basement apartments in their home for rent to home seekers searching for affordable, healthy and safe housing. Home sharing can reduce social isolation, create monthly income for homeowners, and offer new affordable housing options for home seekers.

HIP's counselors and outreach staff will help advise clients through this process, from start to finish, free of charge.

## Montgomery County Home Sharing Program

HIP's Home Sharing Program is supported by Montgomery County's Department of Health & Human Services. We require background checks, credit checks, and help the homeowners prepare their lease and home sharing agreements with the home seekers. No rental subsidies are offered by the county as part of this program.





## Montgomery County Home Sharing Program Available Rooms - October 2025

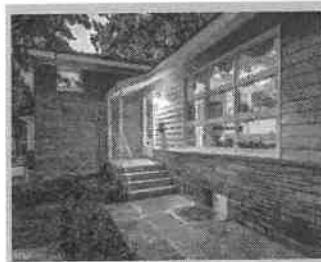
**To be considered a candidate for any of these rooms,  
Home Seekers must meet the following criteria:**

- Demonstrate an income that is at least double the rent.  
For example, if the room cost \$900, the tenant must show an income of at least \$1,800.
- Agree to undergo a credit check and a criminal background check.
- Complete the required intake forms, rental application, and interview form.
- Meet with a HIP counselor to review your budget, intake forms, and credit to evaluate your desire to be a housemate.
- Adhere to the preferences set by each homeowner.

### Bethesda, MD

- Furnished bedroom, private bath
- Private entrance & driveway
- Handicap accessible

**M A T C H E D**



**Flavia - Basement, \$1,200**  
Bethesda, MD 20817 F6p1

Thehousethatraybuilt@comcast.net  
SIX MONTH ROOM RENTAL DWELLING LEASE FOR 7709 OLD  
CHESTER ROAD, BETHESDA, MARYLAND 20817

THIS LEASE, AGREEMENT is made between Rose Tulio Nantongo (Lessee) and Flavia (Lessor). The Lessor leases to the Lessee the #4, Honeywell master bedroom at 7709 Old Chester Rd, Bethesda, Md 20817, Montgomery County, Maryland. The term of the agreement is for six months, beginning on the fifteenth day of August 2025 for a monthly rent for One Thousand Twelve Hundred Dollars (\$1200.00). On February 15, 2026 Ms. Rose Nantongo can renew this lease. Ms. Rose Tulio Nantongo will be given keys to the house and bedroom on August 9, 2025 for half month rent of Six Hundred Dollars (\$600) and the security deposit of Twelve Hundred Dollars (\$1200) for a total payment of Eighteen Hundred Dollars (\$1800). Rent can be paid to Lessor, certified check, money order or deposited into the M & T Bank: (Manufacturers and Traders Account 9852488205 routing # 052000113. Failure to pay rent at the specified time is a default of this Agreement and the Landlord may use any remedy available under the terms of this Lease and or applicable law.

ADDITIONAL CHARGES:

1. Landlord/Agent may require that all rental payments be made by money order, Cashier's check and/or certified check. Tenant also agrees that if he/she fails to pay any installment of rent within five (5) days of the date due, Tenant must pay the Landlord, in addition to the rent, a late charge of \$35.00 or five percent (5%) of the unpaid rent then due, whichever is greater. The three (3) day is NOT a grace period, and the rent is due and payable on the first (1st) day of each month. The tenant must pay the late charge as additional rent together with the rent then overdue. A service charge of Thirty-five Dollars (\$35.00) will be automatically charged each time a check is returned unpaid for any reason by the Tenant's bank.

RECEIPTS:

2. Landlord agrees to provide to the Tenant a written receipt for payments of rent if the Tenant pays with cash or a money order or, upon Tenant's request for a receipt. This Lease shall serve as a receipt for the aforementioned security deposit.

## SECURITY DEPOSIT:

3. In accordance with the Annotated Code of Maryland, Real Property Article, Tenant has deposited with the Landlord/Agent the sum of One Thousand Two Hundred Dollars (\$1200.00.00), which sum does not exceed two (2) months' rent. This money will be held as collateral security and applied on any rent or unpaid utility bill that may remain due and owing at the expiration of this Lease, any extension or holding over period. The money may also be applied to any damages to the premises in excess of ordinary wear and tear caused by the Tenant, the Tenant ' s family, guests, agents, employees, trades people, or pets, or any other damages and expenses suffered by Landlord as a result of a breach of any covenant or provision of this Lease. any extension or holding over period.

Tenant may not use the security deposit as rent and he must not apply the security deposit as the last month's rent. The security deposit will be deposited and maintained in an escrow account in a federally insured financial institution which does business in the State of Maryland. Within forty five days (45) days after the termination of the tenancy, the Landlord/Agent must provide the Tenant by first class mail, directed to the last known address of the Tenant, a written list of any damages to the premises together with a statement of costs actually incurred. within forty-five days (45) days after the termination of the tenancy only if Tenant provided written termination within 30 days of termination. The foregoing provision does not apply to any Tenant who has abandoned the premises.

## USES/AUTHORISED OCCUPANCY

4. The rooms will be used solely for residential purposes and be occupied by no more than one person. Tenant agrees to pay overnight guest fees of \$45.00 per night. Lessee shall not assign this Agreement or sublet any portion of the premises without prior written consent of the Lessee.

## MAINTENANCE

5 Tenant must generally maintain their room and the house in a clean, sanitary and safe condition. Maintenance includes the replacement of light bulbs, toilet paper and towels, cleaning of bathroom and cleaning of appliances including, but not limited to stoves and microwave ovens, refrigerators, and freezers, garbage disposals, dishwashers, washing machines, and clothes dryers. Cleaning of carpets is also required. Tenant is responsible for general control and elimination of household pests including but not limited to fleas, ticks, roaches, silverfish, ants, crickets and rodents. Tenant shall be responsible for replacement of broken glass and screens. Tenant is responsible for keeping plumbing fixtures clean, sanitary and maintaining commode, drains and all gaps free of blockages, and operate all electrical and plumbing fixtures properly.

Tenant must remove ice and snow from all walks, steps and drives; and must maintain grounds in good condition. Tenant must keep the premises heated and turn off water to exterior spigots in cold weather to avoid freezing pipes.

F6P3

Tenant must promptly report to Landlord any problems requiring repairs or replacement beyond general maintenance. Tenant must not order repairs or replacements without prior approval from the Landlord/Agent. There are no firearms allowed on property.

## UTILITIES

6 . Tenant must pay 1/5 of total utilities consisting of cable, gas, electric, phone, internet, water.

## VEHICLE PARKING

7. Tenant may not park any motor vehicle on the property without current license plates and the vehicles must be in operating condition. Park vehicles only in assigned spaces or on the street.

## LANDLORD/AGENT ACCESS TO PREMISES

8. Tenant rents a room in a house and Landlord/Agent is permitted in/at her house at her discretion. Landlord may enter Tenant's room after giving due notice (24 hours) to the Tenant to make necessary repairs and inspections during normal business hours, including weekends. Landlord/Agent may enter the room immediately without notice to Tenant in an emergency situation. Landlord/Agent may enter the room after due notice to the Tenant (24 hours) when the Landlord is required to allow access to the Department of Housing and Community Affairs for an inspection.

## TERMINATION-HOLD OVER

9. Either Landlord or Tenant may terminate this Lease at its expiration or any extension thereof by giving the other ONE MONTH'S WRITTEN NOTICE.

## COURT AWARDED LEGAL FEES

10. If the Landlord files an action to recover possession of the leased premises, including a non-payment of rent action, the Tenant is obligated to pay court costs awarded by the court, and to pay legal costs or attorney fees awarded by a court after the court finds that the fees and costs are reasonable. If the Court awards reasonable attorney's fees in a Failure to Pay Rent action, the attorney's fees are not part of the tenant's rent-and do not need to be paid to redeem the premises. Failure to pay rent and late Charges as specified herein will constitute a default. In the event of such default, the Landlord/Agent may use any remedy available under this Lease and/or applicable law, including filing a written Complaint in the District Court of Maryland for Failure to Pay Rent — Landlord's Complaint for Repossession of Rented Property.

## MOVE-OUT INSPECTION/SURRENDER OF PREMISES

11. Tenant will, upon termination of this Lease, surrender the room(s) and all personal property of Landlord therein in good and clean condition, ordinary wear and tear excepted. Tenant will leave the room in broom-clean condition, free of trash and debris. Upon vacating the premises, Tenant ask for a walk-through, must deliver all

F6 pg

keys to the Landlord/Agent at said walk through. Failure to comply will be cause to charge Tenant for changing locks.

#### **ABANDONED PROPERTY**

12. The Landlord/Agent considers any personal property left on the premises after termination of the tenancy abandoned and Landlord/Agent may dispose of it at Tenant's expense. Landlord/Agent shall not be liable to Tenant or any other person for the loss of property so abandoned.

#### **HOUSE RULES**

13 Lessee shall comply with all statues, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereinafter be in force, pertaining to the use of the premises. The tenant agrees to abide by the house rules, and agrees that all guests shall also abide by the house rules. The house shall be maintained in a clean and orderly fashion. This is a smoke free environment, and there shall be no smoking of any substance, of any kind, by any persons while on the property and there shall be no illegal or illegally obtained materials, substances or devices while in the house. No guns or ammunition are allowed on the property. There are agreed upon quiet hours in force which are between 11:00pm and 7:00am. Tenant will not use the premises for any disorderly or unlawful purposes or disruptive to the quiet enjoyment of others and will comply with all applicable Federal, State, County and local ordinances. Firearms are not allowed on the property.

#### **PETS**

14 No pets shall be brought on the premises without prior written consent of the landlord.

#### **INSURANCE**

15 Landlord's insurance policy does not provide tenant coverage for personal belongings and Landlord shall not be responsible for any theft of personal property of the tenant or his/her guest(s) or any damage, loss or destruction of personal property of the tenant or his/her guest(s) due to fire, water, or any other cause whatsoever. Tenant(s) are encouraged to insure personal property.

#### **HOLD HARMLESS**

16 Tenant must indemnify and save Landlord/Agent harmless from any and all loss, claim or damage by reason of any accident, injury or damage to any person or property occurring anywhere on or about the leased premises which is within the exclusive control of the Tenant, unless damage, injury or accident is caused by Landlord's Agent's negligence or violation of law. Further, Landlord/Agent is not liable for any loss or damage to property of Tenant caused by vermin or by rain, storm water or steam that may leak into or flow from any part of the said premises or from any source, unless damage is caused by Landlord's negligence or violation of the law.

#### **EMERGENCY NUMBER:**

17. In the event of an emergency affecting the health, safety or welfare of the Tenant or any property thereof, the Tenant may contact the Landlord, or its agent, at any time by calling 202-494-2940.

IN WITNESS WHEREOF, the parties hereto agree to abide by all of the terms and conditions in this lease agreement.

LANDLORD:

TENANT:

TENANT: Name and Signature \_\_\_\_\_ Date:

LANDLORD: Name and Signature \_\_\_\_\_ Date

Rose Nantango

Date	DU <sup>E</sup>	RECEIVED	BALANCE	#PAYMEN <sup>TS</sup>
Au-25	\$1,200	\$ 1,200.00		pd 8/8 \$1,200 se
	\$ 600.00	\$ 600.00		
A-25 TOTAL	\$1,800	\$ 1,800.00	0.00	

Se-25	\$1,200	\$ -	1,200.00	
		\$ 1,200.00	0.00	pd 9/5
Se-25u				
Se-25 TOTAL	\$1,200	\$ 1,200.00	0.00	

Oc-25	\$1,200	\$ -	1,200.00	GONE
		\$ 600.00	600.00	pd 10/9
		\$ 600.00		pd 10/20
Oc-25u				
Oc-25 TOTAL	\$1,200	\$ 1,200.00	0.00	

No-25	\$1,200	\$ -	1,200.00	
			1,200.00	
No-25u				
N-TOTAL	\$1,200.00	\$ 0.00	(1,200.00)	

De-25	\$1,200	\$ (1,200.00)		
De-25u				
D-TOTAL	\$1,200.00	(\$1,200.00)	(2,400.00)	

Ja-26	\$1,200	\$ (2,400.00)		
Ja-26u				
Ja-TOTAL	\$1,200.00	(\$2,400.00)	(3,600.00)	

F6p1

Fe-26	\$1,200	\$ (3,600.00)	
Fe-26u			
F-TOTAL	\$1,200.00	(\$3,600.00)	(4,800.00)

M-26	\$1,200	\$ (4,800.00)	
M-26u			
M-TOTAL	\$1,200.00	(\$4,800.00)	(6,000.00)

Ap-26	\$1,200	\$ (6,000.00)	
Ap-26u			
Ap-TOTAL	\$1,200.00	(\$6,000.00)	(7,200.00)

Ma-26	\$1,200	\$ (7,200.00)	
Ma-26u			
Ma-TOTAL	\$1,200.00	(\$7,200.00)	(8,400.00)

Fe-26	\$1,200	\$ (8,400.00)	
Fe-26u			
F-TOTAL	\$1,200.00	(\$8,400.00)	(9,600.00)

M-26	\$1,200	\$ (9,600.00)	
M-26u			
M-TOTAL	\$1,200.00	(\$9,600.00)	(10,800.00)

Ap-26	\$1,200	\$ (10,800.00)	
Ap-26u			
Ap-TOTAL	\$1,200.00	(\$10,800.00)	(12,000.00)

Constance Sutter <[sutter.cons@gmail.com](mailto:sutter.cons@gmail.com)>

1/2/2026 7:42 AM

## Fwd: 95789\_Oldchester Road

To Flavia Favali <[flavia4222@comcast.net](mailto:flavia4222@comcast.net)>

----- Forwarded message -----

From: **TrafficOps <[TrafficOps@montgomerycountymd.gov](mailto:TrafficOps@montgomerycountymd.gov)>**

Date: Fri, Jan 2, 2026, 7:31 AM

Subject: 95789\_Oldchester Road

To: [sutter.cons@gmail.com](mailto:sutter.cons@gmail.com) <[sutter.cons@gmail.com](mailto:sutter.cons@gmail.com)>

Dear Ms. Sutter –

This is in response to your phone conversation with our TrafficOps dated December 29, 2025, regarding information on roadway width along Oldchester Road at two locations.

Montgomery County Department of Transportation (MCDOT) review of the two requested locations determined:

1. 7709 Oldchester Road, Bethesda, 20817 – 26 feet wide.
2. 7512 Oldchester Road, Bethesda, 20817 – 18 feet wide.

MCDOT appreciates your partnership in our mutual goal of enhancing traffic and pedestrian safety. If you have questions or require further assistance, please contact our office at [TrafficOps@montgomerycountymd.gov](mailto:TrafficOps@montgomerycountymd.gov) or (240) 777-2190.

Happy New Year!

Regards,

Kutty Menon, Area Engineer

Division of Traffic Engineering and Operations

Montgomery County Department of Transportation

mjb

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From: **TrafficOps <[TrafficOps@montgomerycountymd.gov](mailto:TrafficOps@montgomerycountymd.gov)>**

Sent: Tuesday, December 30, 2025 10:22 AM

To: [sutter.cons@gmail.com](mailto:sutter.cons@gmail.com)

Subject: 95789\_Oldchester Road

Ms. Sutter –

K3PS1



7711 OLD CHESAPEAKE

Alexander Finkel 13pg2



7711 Alexander Finkel OLD CHSM K9 P3



7707 Old Chase RD  
Dan Chappell

K3P54



7707 Old Chaska RD  
Daniel Chappell

K3755



7707 OLD CHRISTIAN Dan Chappell 1996

Google Maps

7727 Oldchester Rd

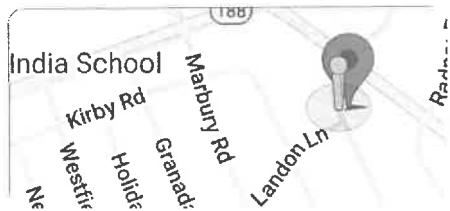
Bethesda, Maryland

 Google Street View

Oct 2025 [See more dates](#)



Image capture: Oct 2025 © 2026 Google



7709 Oldchester Rd, Bethesda, MD 20817 to  
7727 Oldchester Rd, Bethesda, MD 20817

Drive 0.1 mile, 1 min



Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc., Map data ©2026 Google 200 ft



**via Oldchester Rd**

Fastest route

**1 min**

0.1 mile





Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc., Map data ©2026 500 ft

- 🚗 via Maiden Ln 1 min  
Fastest route 0.2 mile
- 🚗 via Oldchester Rd and Bradley Blvd 2 min  
0.4 mile



Wilson Ln & Old Chester Rd, Bethesda, MD      Drive 0.4 mile, 2 min  
20817 to Bradley Blvd & Wilson Ln, Bethesda, MD 20814



Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc., Map data ©2026   500 ft



**via Oldchester Rd**

Fastest route

**2 min**

0.4 mile



Wilson Ln & Old Chester Rd, Bethesda, MD  
20817 to Bradley Blvd & Wilson Ln, Bethesda, MD 20817

Drive 0.3 mile, 1 min



Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc., Map data ©2026 500 ft



via Wilson Ln

Fastest route, the usual traffic

1 min

0.3 mile

