

ASCOT PLACE APARTMENTS
544 GADSDEN HIGHWAY
BIRMINGHAM, AL 35235

08/17/2026

SHANTA COLEMAN
544 GADSDEN HIGHWAY #D-98
BIRMINGHAM, AL 35235

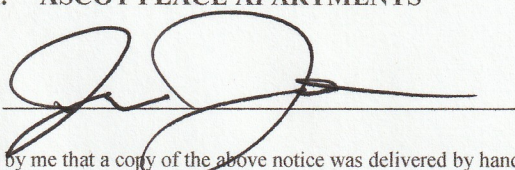
NOTICE OF RENTAL AGREEMENT BREACH
DUE TO NONPAYMENT OF RENT

You are hereby notified, pursuant to §35-9A-421 (b) Code of Alabama that you are in noncompliance with the terms of your rental agreement for failure to pay rent for the premises now occupied by you. Your rental agreement will terminate upon the expiration of fifteen (15) business days after the receipt or posting of this written notice, if you fail to pay the following to this office prior to the expiration of the fifteenth (15) business day:

BREAKDOWN RENT PAST DUE- \$6,600.00 AUG RENT- \$1,650.00 LATE FEE \$450.00
TOTAL DUE- \$8,700.00

Per recent agreement. If the full total amount shown is not received in our office within fifteen (15) business days of receipt of this notice. Demand is made upon you to deliver possession of the premises at the time of termination of your rental agreement, otherwise, an eviction action will be filed against you. Your failure to surrender possession of the premises will be deemed noncompliance of the rental agreement for which the Lessor will seek a judgement for possession of the premises and all damages allowable under Alabama law. Additional rent charges may continue to accrue as due and owing under the terms and conditions of the rental agreement.

FOR: ASCOT PLACE APARTMENTS

BY: 

Sworn by me that a copy of the above notice was delivered by hand and left at the premises noted above on the ____ day of _____ 2026.

X _____

Sworn to and subscribed before me this the ____ day of _____ 2026.

Notary Public

PAYMENT MUST BE MADE BY CASH OR CERTIFIED FUNDS IN THE EXACT AMOUNT SHOWN. WE ARE UNABLE TO GIVE CHANGE. WE DO NOT ACCEPT PERSONAL CHECKS. THE AMOUNT SHOWN ABOVE IS SUBJECT TO CHANGE. CONTACT THIS OFFICE FOR YOUR CURRENT BALANCE DUE.

THIS LETTER IS AN ATTEMPT TO COLLECT A DEBT, AND ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

We will assume this debt to be valid unless disputed within THIRTY (30) days after you receive this letter. If you dispute this debt or any portion thereof, we will obtain and mail to you a verification of the debit or a copy of any judgement if you send us a written request within this THIRTY (30) day period. Also, upon written request within this THIRTY (30) day period, we will provide you the name and address of the original creditor if different from the current creditor. **THIS NOTICE, HOWEVER, MAY REQUIRE YOU TO TAKE SOME ACTION PRIOR TO THE THIRTY (30) DAYS, OTHERWISE, UNLAWFUL DETAINER PROCEEDINGS MAY BE INSTITUTED AGAINST YOU.** THIS LETTER IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS COMMUNICATION IS FROM A DEBT COLLECTOR.