



02/04/2026

Property Name: 918 Winnie St

Resident Name(s):

Beacons of Lights Solutions LLC, No Tenant

Unit Number #103

918 Winnie St - #103-D

Galveston , TX 77550

This is to inform you that your rent is now more than (3) three days past due. This is your written notice to pay your past-due rent or your rental agreement will terminate as provided by Texas Landlord/Tenant Law.

Because you have not paid Rent, and/or other sums due under the lease on your dwelling unit, your rights of occupancy and possession are hereby terminated under the provisions of your lease. You are still liable for rent and other charges you may owe under the TAA Lease Contract. Details of unpaid sums due are as follows:

Rent Due Summary

Due Date	Description	Amount	Amount Due
02/01/2026	Rent Income	\$1,200.00	\$1,200.00
Total			\$1,200.00

You must pay this amount immediately to avoid termination. Your failure to pay or move out within 72 hours then will result in appropriate legal action by us before the Justice of the Peace. Delay or postponement of such action does not waive our rights. This notice to vacate is unconditional.

If this box is checked, your rental agreement requires payment by money order or certified check once late fees begin.

Notice delivered (*check one*):

Notice to vacate - Non-payment of Rent, Utilities or Other Sums

Notice to vacate - Non-Delinquency Breach of Lease or Unauthorized Holdover

X FIRST CLASS MAIL; CERTIFIED MAIL, RETURN RECEIPT REQUESTED; OR REGISTERED MAIL
POSTED ON THE INSIDE OF THE DWELLING'S MAIN ENTRY DOOR

X SUBSTITUTED SERVICE BY POSTING NOTICE & EMAILING:

FULL Statement of Account
All Past Due Amounts

Charges Due Summary

Due Date	Description	Amount	Amount Due
02/01/2026	Rent Income	\$1,200.00	\$1,200.00
02/04/2026	Late Fee	\$50.00	\$50.00
Total			\$1,250.00

All payments are made to:
Leopold Strahan Property Management LLC
1124 14th St N
Texas City, TX 77590

OR paid through the tenant portal in AppFolio, Thank you in advance for your attention regarding this matter.

Owner/Agent
Leopold Strahan Property Management LLC
1124 14th St N
Texas City, TX 77590

_____Subsidized Tenants Only_____

ADDITIONAL SERVICE NOTIFICATIONS
SECTION 8 VOUCHERS

1. Notice served by one of the methods listed above AND copy mailed to the Public Housing Agency will be on the same day.