



Gmail

EXHIBIT 11

Chad Phillips <thehunmonkgroup@gmail.com>

Prepaid February Rent – 26 Sanderson Avenue

2 messages

Chad Phillips <thehunmonkgroup@gmail.com>
To: Wilgens Joseph <Wilgens1@gmail.com>

Fri, Jan 23, 2026 at 3:15 PM

Dear Mr. Joseph,

As a follow-up to my termination notice, I am writing regarding the rent prepaid at lease signing for the final month of the tenancy.

For clarity, my rent payments to date are as follows:

- **September 25, 2025:** \$1,350
(\$450 for October 15–31, 2025 rent, plus \$900 paid as last month's rent)
- **November 3, 2025:** \$900 (November 2025 rent)
- **December 1, 2025:** \$900 (December 2025 rent)
- **January 6, 2026:** \$900 (January 2026 rent)

As you know, I will be fully vacated and will have surrendered possession of the premises by January 31, 2026. I will not be occupying the property during the month of February.

Please confirm how you will be returning the prepaid February rent.

Thank you,
Chad Phillips
26 Sanderson Avenue
Lynn, MA 01902
303-520-1910

Wilgens Joseph <wilgens1@gmail.com>
To: Chad Phillips <thehunmonkgroup@gmail.com>

Fri, Jan 23, 2026 at 9:49 PM

Yes confirm
[Quoted text hidden]