



EXHIBIT 12

Chad Phillips <thehunmonkgroup@gmail.com>

Move-Out Confirmation and Key Return – 26 Sanderson Avenue

2 messages

Chad Phillips <thehunmonkgroup@gmail.com>

Tue, Jan 27, 2026 at 5:54 PM

To: Wilgens Joseph <Wilgens1@gmail.com>

Dear Mr. Joseph,

I am writing to confirm that I have fully moved out of my room at 26 Sanderson Avenue. All of my personal belongings have been removed from the premises, and I am no longer occupying any part of the property.

I will stop by briefly on **February 3, 2026**, solely to check for any remaining mail and to drop off all keys in my possession for the property.

Please let me know if you have any specific instructions for key drop-off.

Sincerely,
Chad Phillips
303-520-1910

Wilgens Joseph <wilgens1@gmail.com>

Tue, Jan 27, 2026 at 5:55 PM

To: Chad Phillips <thehunmonkgroup@gmail.com>

Copy. Thanks for letting me know

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