

26 EXT. DOTTY'S APARTMENT - SAME TIME

26

### Sc.1 Start

Isabella points at the car behind her.

ISABELLA  
(to Hector)  
You didn't do this?

Dotty walks over to a ratty looking Nissan SENTRA. She turns on the flashlight on her phone and shines a light on a front tire. Sure enough, the tire has been SLASHED.

HECTOR  
Nope.

As Dotty clicks off the flashlight, the BUGATTI continues to idle.

DOTTY  
You're a liar.

HECTOR  
You want to say that to my face?

Without hesitation, Dotty gets up in his face.

Isabella, noting the escalating situation, KNOCKS on ETHAN'S WINDOW.

The Bugatti SPEEDS OFF.

ISABELLA  
(watching him go)  
And they said chivalry was dead.

HECTOR  
(to Dotty)  
I could have you evicted *right this second*, smart-ass.

Dotty considers saying something - but Isabella SHOTS HER A LOOK: Don't you dare. Hector notices, and smiles.

HECTOR (CONT'D)  
(to Isabella)  
When you gonna' *pay Big Hector what he's owed*?

ISABELLA  
When you stop slashing our tires and calling yourself "Big Hector"?

DOTTY  
Over my dead body, that's when.



Ethan smiles, and pushes the "down" elevator button. It immediately opens.

DOTTY (O.S.) (CONT'D)  
 (re: Diggy's face)  
 That's not contagious is it?

Diggy smiles, and gets on the elevator.

DIGGY  
 I'd like to remind you both that I  
 still have a vote on this board.

Ethan smiles and enters the elevator.

INT. ELEVATOR - RYDZE HEADQUARTERS - CONTINUOUS

Ethan, Dotty, and Diggy ride down together.

ETHAN  
 Thank you, man.

Beat.

DIGGY  
 You got a job for me in this new  
 thing?

ETHAN  
 Well, we're still gonna' need a  
 lawyer.

The doors open, Ethan and Diggy walk out into the POURING SUNLIGHT of the Rydze Waiting room. Ethan pats Diggy on the back.

CU on Dotty still in Elevator - thinking.

110 EXT. DOTTY'S APARTMENT - DAY

110

Isabella is counting out the money owed to Hector, who wears an oversized Garfield "Lasagna Lasagna Lasagna" T-shirt.

## Sc.2 Start

ISABELLA  
 (counting)  
 Thirty nine hundred, and four  
 thousand.

Hector holds out his hand.

HECTOR

Great, thank you. Now, as for your next payment -

Isabella PULLS IT BACK.

ISABELLA

You know we thought about paying you all this money.

(beat)

But then we decided it was *rewarding bad behavior*. Isn't that right mama?

We pan out to see Dotty standing behind them.

DOTTY

We did.

HECTOR

Don't get cute.

ISABELLA

And we just don't feel *comfortable* with that.

DOTTY

So we're going to move.

HECTOR

Great!

DOTTY

Our friend Kenneth here --

Dotty opens the back door to reveal our HOMELESS MAN (who we'll now know as Kenneth) --

DOTTY (CONT'D)

-- is going to take over our lease.

Kenneth is BABBLING INCOHERENTLY. When he sees Hector's shirt -- his EYES LIGHT UP.

HECTOR

Wait, what? You can't do that.

Kenneth starts TAKING OFF LAYERS of dirty clothing and dropping them in a pile on the floor.

DOTTY

(pulling out a document)

Article 17 of our contract -- permitted transferees.

HECTOR

That's just a standard contract, I didn't --

(re: Kenneth's disrobing)

What is he *doing*?

DOTTY

(pointing)

You signed it.

Kenneth has pulled off five shirts, and now reveals he was also wearing a very dirty version of Hector's "Lasagna Lasagna Lasagna" T-shirt.

HOMELESS MAN

Twinsies!

Beat.

HECTOR

He can make rent?

DOTTY

Well, about that. You see according to Texas Civil Code 1-941, a landlord is required to maintain a rental unit according to a set of minimum standards.

Dotty walks around, looks at various paint chips, cracks in the ceiling.

DOTTY (CONT'D)

If a landlord does *not* maintain a rental unit according to these standards, state law spells out how tenants may withhold rent.

Beat.

DOTTY (CONT'D)

So, unless and until you fix everything on this list --

ISABELLA

-- and it's a *long list* --

DOTTY

Kenneth will be living here, rent free.

~~KENNETH~~

~~(with a big grin)~~

~~Winning!~~

Kenneth goes back to babbling quietly to himself.

ISABELLA

We also included some past tire receipts which resulted from *unsafe parking conditions*. You understand.

HECTOR

You can't do this.

DOTTY

Oh, I assure you, we can.

**Sc.2 End** As Dotty and Isabella turn to go, Kenneth sits down in a chair, happy as a clam.

DOTTY (CONT'D)

Of course, if you've got a problem, here's the number of our new lawyer. But be warned, he *don't fuck around*.

Dotty and Isabella exit. Kenneth extends the legs of the chair so that his feet are now inadvertently BLOCKING THE DOOR.

Hector, now trapped, looks at Kenneth and shakes his head.

111 EXT. DOTTY'S APARTMENT - MOMENTS LATER

111

Ethan pulls up in his Hyundai.

Man in Hood calls out when he sees Ethan.

MAN IN HOOD

You was right.

Ethan turns. Here we go.

MAN IN HOOD (CONT'D)

The Hyundai Genesis. #4 on *Car and Driver's* list of top luxury cars.

Ethan smiles. Man in Hood gets up and walks towards Ethan. Ethan hesitates for a moment, but then turns to face him.

MAN IN HOOD (CONT'D)

I guess you can't *always* judge a book by its cover.

Ethan holds out his hand to Man In Hood who shakes it, and then turns to walk off.