

99 HOMES

Story by
Ramin Bahrani
Bahareh Azimi

Screenplay by
Ramin Bahrani
Amir Naderi

The Grand Inquisitor:

“‘Better that you enslave us, but feed us.’ They will finally understand that freedom and earthly bread in plenty for everyone are inconceivable together, for never, never will they be able to share amongst themselves.”

- FYODOR DOSTOEVSKY, *The Brothers Karamazov*

I/E. EVICTION HOME - DAY

A blood-stained wall near family photos. POLICEMEN take flash photos of the DEAD HOMEOWNER, gun in his lifeless hand.

OFFICER DUDURA questions two SHERIFFS (30s-50s) but tries to get the attention of an impeccably dressed RICK CARVER (40s), talking on the phone. He's a smart, ambitious real estate broker, with a mean-streak.

OFFICER DUDURA
Rick?... Mr. Carver?...

RICK CARVER
I'll be with you in a second.

He continues his call; wants to look away from the dead homeowner, but can't.

RICK CARVER (INTO PHONE)
Remove the power meter, turn off their water, and let 'em sweat a couple days, then ride up on your white fucking horse and tell them you have an interested cash-buyer and that *Rick Carver* can get the short-sale approved... Jesus, do I have to hold your hand while you give them a hand job, Bill? Get me that property.

He smokes an electronic cigarette.

RICK CARVER
Yes, John - Officer Dudura - you have my court order signed by the Judge. What else can I do for you?

OFFICER DUDURA
You're the bank's realtor for the eviction today. I need an official statement. What happened? Why?

Rick walks though the house; Dudura and Sheriffs follow.

RICK CARVER
Well, Dudura, it's a real shame, because we arrived here with two pizzas for Mr. Kadwell, the property owner, but he didn't want the anchovies, so he went into the house, pulled out a gun, and blew his brains out.

OUTSIDE THE HOME

NEIGHBORS have gathered. POLICEMEN, EMTs, NEWS TEAMS. A POLICEWOMAN and NEIGHBOR console a sobbing WIFE and two KIDS.

RICK CARVER
 (points to crying Wife)
 That set off Mrs. Kadwell, who was
 expecting Chinese for dinner.

Dudura looks disgusted; Sheriff #1 snickers.

OFFICER DUDURA
 You're talking about someone who
 just killed himself.

RICK CARVER
 I'm the last man who knocked on
 Patrick Kadwell's door - *in his*
life. That's his wife of twelve
 years, Samantha, and son, Dylan -
 eight - and daughter, Paige -
 eleven. What official statement is
 going to encapsulate the tragic
 absurdity of this fucked up
 situation, Dudura? I can't bring
 him back to life, so please stop
 wasting my time.

He walks away and answers his RINGING phone.

RICK CARVER (INTO PHONE)
 This is Rick Carver... I'm fine,
 Dear... Turn the TV off and keep
 the girls away from the internet...
 I've got the other line. - This is
 Rick Carver...

Keyless entry and he gets into -

INT. RICK'S LEXUS LX - CONTINUOUS

- the high-end, high-tech, luxury Lexus LX SUV.

RICK CARVER
 Ride it up to \$200,000, \$220 cap...
 no more than 10% down, 7.5% makes
 me sing. And get the Miguels ready.
 It's 2 grand a month on interest
 alone. I want to flip this finger.
 Get back to me. - Call office.

On-Board system DIALS. The two Sheriffs knock on his window.

SHERIFF #1
Anything else, boss?

RICK CARVER
Next eviction's Tuesday. Natalia'll
call you.

They leave. He scrolls emails on an iPad secured to his dash.

NATALIA (THROUGH SPEAKERS)
Rick Carver Realty.

RICK CARVER
Talk to me. My world's upside-down.

NATALIA (THROUGH SPEAKERS)
I'm emailing your revised
itinerary... Also, um, Jerry from
Toyota Credit called again -

RICK CARVER
- Jerry's full of shit. Keep
talking.

NATALIA (THROUGH SPEAKERS)
The high rise came through, PUDs
and all. What do you want me to
tell them?

Suddenly hears SHRIEKING. He looks out the window:

Police hold back the SHRIEKING Wife as EMTs push her Dead
Husband on a gurney and load him into a waiting ambulance.

EXT. CONSTRUCTION SITE / MCMANSION SUBDIVISION - DAY

DENNIS NASH (29, blue collar, smart) and DENNIS' CREW (2
Guys) put up a mansion.

Dennis chalks lines based on blueprints. Uses a power saw to
cut wood. Hot, he's sweating; tats on his arms.

Dennis puts up the frame. Walking on wood beams way up high.

LATER

ELLIOTT, the GC (30s-50s) argues with Crew Leader who stops
Dennis and Crew.

CREW LEADER
Stop working! That's it. Stop! The
buyer doesn't qualify, the lender's
out, we're done.

DENNIS

What does that mean in terms of payment?

CREW LEADER

It means we've been working for free. All this from roof to cement is for nothing. Hey, no more dinero! Stop! Let's go home.

INT. COURT / GLOBE AREA - CONTINUOUS

CONNOR (9, smart, inquisitive, stubborn) and FRANK'S SON (9) look at Australia on a large globe.

FRANK GREENE (30s-40s, blue collar, smart, humble) FRANK'S WIFE and FRANK'S SON #2 (5) nearby. Dennis is on the phone.

DENNIS

Connor. What're you doing? We're gonna be late. Come on.

Connor shrugs and says goodbye to Frank's son.

DENNIS

Who's that?

CONNOR

We're in the same school.

A paper falls from Dennis' folder. Connor picks it up and hands it to his dad.

INT. COURT; COURTROOM - DAY

The Bailiff tries to keep order in the chaotic courtroom of confused HOMEOWNERS and gossiping LAWYERS.

Connor watches Dennis defending himself against the FREEMAN LAWYER. A JUDGE (50s-70s) presides.

FREEMAN LAWYER

Your Honor, he missed three payments and is underwater over \$80 grand. The bank could have a buyer in place within 30 days.

JUDGE

Did you fail to make three payments, Mr. Nash?

DENNIS

Yes, sir - but I was told to, it was two departments of the same bank telling me the opposite thing and then just recently I got this final notice for eviction -

FREEMAN LAWYER

Your Honor, you already entered summary judgement here. We'd like to close by the end of the month.

JUDGE

I see no reason to hold up the sale -

DENNIS

Hold on a minute - they *told* me not to pay, that's why I'm behind, they told me - it was two departments of the same bank, telling me different things your Honor.

JUDGE

While I'm sympathetic to your situation, I have 40,000 cases like this backed up behind yours. Final judgement granted. I'm ordered you to vacate the premises.

DENNIS

That's my family home, your Honor. I was born and raised in that home. So was my son, Connor. Please don't do this. We've lived there our whole lives, my mom runs her business out of that home. That's our second source of income.

JUDGE

This is your son?

DENNIS

Yes, that's my son.

JUDGE

Then he should be in school, not here.

DENNIS

He's gonna lose his school with all due respect your Honor, if we lose our home.

JUDGE
Sun Trust versus Cunningham.

DENNIS
Give me a bit more time your honor.

JUDGE
Bailiff, please remove Mr. Nash.

DENNIS
Your honor, I just need a bit more time. Excuse me, I just need a bit more time.

JUDGE
You have 30 days to file an appeal like everyone else. Bailiff please remove Mr. Nash.

Connor watches the Bailiff move Dennis aside as the next HOMEOWNER awkwardly takes Dennis' place.

INT. DENNIS' TRUCK [MOVING] - DAY

Dennis smokes and drives; Connor near him. They've lost.

CONNOR
Where're we going to stay if we lose the home?

DENNIS
We're not losing the home, bud.

CONNOR
How do you know? The cops aren't coming back? I just wanna know how you're gonna pay for it.

DENNIS
Connor! - I'm gonna figure it out. That judge gave us 30 days. No one's taking the home from us.

EXT. DENNIS' HOME / NEIGHBORHOOD - DAY

Dennis' middle-class home. DEREK and KIDS ride bikes and play in the street. Dennis pulls up.

CONNOR
Yo, Derek!

He runs off to play with Derek. Dennis checks the mail; waves to a NEIGHBOR. Connor rides bikes.

DENNIS
You be careful, Connor!

INT. DENNIS' HOME - CONTINUOUS

His mom, LYNN cuts her CLIENT's hair. Lynn is a hairdresser who loves her family; she's social, moody, loving, a little lost since her husband died.

LYNN
So, tell me everything - did they
give you a lawyer, did they - ?

DENNIS
It's the same story with the bank
guys, it's the same story
everywhere we go.

LYNN
(to her client)
We have to find a lawyer, you know -

He goes to the living room and shuffles through piles of bills, notes, bank paperwork.

(Their home is cluttered, lived-in; the decor belongs to his parents. Family photos line the wall, including Dennis' dad. The family has lived here over 40 years. It feels like it.)

DENNIS
I'm just trying to figure out what
this 30-day thing means; he said
we've got 30 days to file an
appeal, but does that mean the
eviction's not happening tomorrow?

LYNN
But the judge told you 30 days.

DENNIS
I know, the judge said we got 30
days to file for an *appeal* -

LYNN
Well he's a judge, not a bartender!
We're in good shape.

INT. DENNIS' HOME / KITCHEN & LIVING ROOM - NIGHT

In the living room: Dennis sits at a table with a mountain of bills and an eviction notice. Quick series of phone call:

DENNIS (INTO PHONE)
My name is Dennis Nash, I'm calling
looking for representation. I
understand that you guys sometimes
do not need a retainer?

LATER

DENNIS (INTO PHONE)
When you went through what you went
through, you were able to find
someone pro bono - I'm just
wondering if he can help?

LATER: In the kitchen, Lynn brings dinner to Connor who studies. A loving bond between them.

CONNOR
Lost is to found as outside is to
indoors, inside -

LYNN
And what's another example?

CONNOR
Black and white?

LYNN
(gives him a plate)
Black and white? What's another
one? Give me one more.

LATER: In the living room, Dennis looks exhausted.

DENNIS
454-0189. Please give us a call
back.

Dennis puts down the phone, exhausted, losing hope - but he stretches and reenergizes himself for more calls.

EXT. DENNIS' HOME - NIGHT

Lynn smokes. Dennis enters. They share a cigarette.

DENNIS
Sometimes, I don't know what to say
to Connor.

LYNN

I was so young when I had you, you
had to raise me.... you'll know
what to say.

INT. DENNIS' HOME; CONNOR'S ROOM - NIGHT

Connor lies asleep in bed. Dennis watches him from the
hallway. He turns off the light.

EXT. DENNIS' HOME - MORNING

MEN gather on the lawn: Sheriffs (*from opening scene*), a
LOCKSMITH, JEFF (redneck) and his CLEAN-OUT-CREW (4 low-class
guys) near a van and truck.

Rick Carver pulls up.

INT./EXT. RICK'S RANGE ROVER / DENNIS' HOME - CONTINUOUS

Rick speaks into "on board;" he props his foot up - AN ANKLE
HOLSTER WITH A GUN. Checks his Ruger, puts it back.

RICK CARVER

Borrow against Blair Street to
cover Via Alizar. I'll flip that
this quarter.

NATALIA (THROUGH SPEAKERS)

Good. And Landon at code
enforcement?

RICK CARVER

I have a short sale for that
cocksucker. I'll email the details.

NATALIA (THROUGH SPEAKERS)

Got it.

SHERIFF #1

Afternoon, boss. Love the new ride.

RICK CARVER

Range Rover HSE.

SHERIFF #1

Is this the Nash eviction?

RICK CARVER

Yeah, anyone home?

SHERIFF #1
I'm not sure, but their vehicle's
home.

RICK CARVER
Alright, let's get to it.

They approach Dennis' door. Sherriff #1 knocks.

Dennis looks out the window. They see him.

SHERIFF #1
He's at the window.

Rick looks over. He and Dennis lock eyes for the first time.

INT. DENNIS' HOME - CONTINUOUS

Dennis hesitates, Sheriff knocking. Doesn't know what to do.
He looks in the next room, sees Lynn.

LYNN
What is it?

DENNIS
Sheriffs are here.

LYNN
Why are they here?

Knocking LOUDER. They go to the door.

Dennis opens the front door as the two large Sheriffs step
forward. Lynn stands next to Dennis.

SHERIFF #1
Good afternoon. I'm Deputy Anderson
with the Sheriffs department and
we're here to serve you a court-
ordered eviction.

DENNIS
No. I think there's a mistake. We
have -

SHERIFF #1
Sir, ma'am, do either of you have
weapons on your body or in the
property?

LYNN
No no no, not us.

SHERIFF #1

Mr. Carver!

Dennis watches Rick come forward.

RICK CARVER

Good morning, sir. Ma'am. I'm Rick Carver, a real estate broker, and I'm sorry to say this home has been foreclosed on and officially transferred to the bank. I'll need you to please vacate the property.

DENNIS

Nobody's "vacating" the home. I was in court yesterday, and the Judge informed me I have thirty days to file an appeal and that's what I'm going to do.

RICK CARVER

Please show me you've posted bond and have an emergency stay signed by a judge, and you're welcome to remain here.

DENNIS

I got a question, you guys didn't get any rescheduling of the -

RICK CARVER

(shows paper)

This is a court order signed by a judge dated today for you to leave this property.

LYNN

Excuse me, Rick?

DENNIS

Mom.

RICK CARVER

My office offered you a \$3,500 cash-for-keys settlement from the bank to leave last month, but you refused.

DENNIS

Yes, we refused.

LYNN

Well, we didn't refuse, we tried to save our house -

RICK CARVER

I appreciate this is a difficult situation, but the time has come, you have to leave the property. You are trespassing right now, you are breaking the law.

LYNN

Sir, this is our home, so, we just need a few minutes -

Rick motions to Sheriff #1, who steps forward. Rick walks away and puts his sunglasses on.

SHERIFF #1

Sir, you and your mom need to step foot out of the home now.

DENNIS

No. We're not going to do that. Just give us 24 hours -

LYNN

You all can come back, same time, and if we don't have the papers, we don't have the proof, then we will leave.

DENNIS

We have a lawyer, we have it all figured out.

Lynn tries to close the door.

LYNN

We need a day.

SHERIFF #1

Ma'am, do NOT close the door.

LYNN

We need a day.

SHERIFF #1

Here's what I can do. You have two minutes to gather whatever personal items you need - cash, checkbooks, medicines - and then -

DENNIS

No, this isn't happening.

SHERIFF #1

Yes, this is happening.

DENNIS
No, this isn't happening.

LYNN
I'm going to call the lawyer.

SHERIFF #2
Ma'am! Excuse me.

Sheriff #2 moves past Dennis, entering the home.

DENNIS
Excuse me, please don't come into my house.

SHERIFF #1
There are two ways that we can do this. The easy way, where you do what you're told. Or the hard way, where I take you and your mom to jail. Do you want your mom to go to jail? What I'd like you to do, take advantage of the two minutes -

Dennis notices Rick standing inside his house.

DENNIS
Sir, would you mind stepping outside of the property?

RICK CARVER
This isn't your home, son.

DENNIS
Mr. Carver?

Rick ignores him and walks into the house. The Sheriff lists off statues of the law.

LYNN
Sir, we have the right to an attorney. Just because somebody forgot to call you, we don't get a lawyer?

RICK CARVER
It's better not to get emotional right now ma'am.

DENNIS
You're kicking us out of our home!

LYNN
PLEASE, okay, please!

SHERIFF #1
Enough of this, let's go.

Dennis calms his screaming mom and relents. They start packing up.

SHERIFF #1
Get what you need to get and let's go.

LYNN'S BEDROOM

Sheriff #2 watches Lynn grab her jewelry, checkbook, medicines.

LYNN
Sir, I don't need your help, ok? Do you need to follow a woman into her bedroom?

SHERIFF #2
It's just department policy. Money, checkbooks, things like that. Wallets, pictures -

LYNN
I'm trying to get pictures!

CONNOR'S BEDROOM

Sheriff #1 hovers over Dennis as he grabs Connor's books, things, an Orlando Magic basketball jersey...

DENNIS
Does he have to stand there with her as she packs up her underwear?! Is that right?!

SHERIFF #1
It's policy, sir.

Dennis takes down Connor's basketball hoop. He notices Rick standing in the hallway. Rick walks on.

LIVING ROOM

Dennis carries out a box of belongings. Lynn emerges with a box of her own.

DENNIS
What else mom?

They frantically look around.

LYNN
I want my plants.

SHERIFF #1
There's no time for that. You need
to step outside now.

RICK CARVER
Let her take the plant.

SHERIFF #1
Your two minutes are long gone, you
need to move.

DENNIS
Can I ask where it says two minutes
on your clipboard?

RICK CARVER
Sir, the two minutes is a courtesy.

DENNIS
The two minutes is *what*?

RICK CARVER
A courtesy. You're trespassing
right now. I know it's painful to
hear but it's the truth.

LATER

RICK CARVER
Ma'am, do you need anything else?

LYNN
Yes, the toaster oven. My grandson
likes his toast in the mornings.

Rick unplugs the toaster and hands it to her.

LATER

RICK CARVER
Alright, Randy, you said the two
minutes was up, right?

Dennis moves into the living room for the bills on the table.

DENNIS
I'm just getting the bills.

SHERIFF #1
Ok. This way, this way.

He escorts Dennis and Lynn out.

EXT. DENNIS' HOME - CONTINUOUS

Out of them home where Rick motions to the Locksmith and
BZZZZZZ - startles Dennis. He's already changing the locks.

SHERIFF #1
(to Rick)
I'm gonna clear it.

He goes back in as Rick escorts Dennis and Lynn to the curb.

RICK CARVER
All the way to the curb. You're now
trespassing on a bank-owned home -
you can't stand in the lawn. All
the way to the curb, please.

DENNIS
We're going.

LYNN
What about the rest of our things?

RICK CARVER
The clean-out-crew will bring your
belongings to the end of the drive.
No need to worry about that.

They reach the curb; Dennis puts the large plant down.

RICK CARVER
My advice would be to get a moving
truck because your neighbors are
going to have access to everything
you own by the end of the day.

Lynn turns to Dennis, who avoids her look. Rick notices.
Sheriff #1 steps out of the home:

SHERIFF #1
CLEAR!

RICK CARVER
Jeff, get 'em to it!

He motions to Jeff who leads his crew into the home. Rick
follows them.

NEIGHBORS stare at Dennis and Lynn from their lawns.

Crew exits with sofa, coffee table, TV, and dump them in front of Dennis and Lynn.

LYNN
(to neighbors)
Can you believe this? They canceled
the eviction and didn't even tell
these guys.

She is shamed in front of her neighbors.

Crew continue to bring out furniture. Lynn is shaking.

LYNN
Oh my god, oh my god...

Dennis stares, watching his house get emptied by strangers.

Rick stares at Dennis from the porch smoking his e-cigarette.

EXT. DENNIS' HOME - LATER

The piles of belongings on the street and in Dennis' truck have grown larger. The Crew continues to work.

Dennis gathers things; Neighbor Friend and HUSBAND stand near Lynn, who sits in the chair trying to keep her dignity.

Dennis notices Jeff trying to move his red tool cabinet.

DENNIS
Hey! Yo! Don't mess with that, man.
You gotta unlock the wheels, and
don't touch anything inside there.

Jeff ignores him. Dennis mumbles curses and lifts a heavy overturned chest. He SLAMS scattered drawers into place.

NEIGHBOR FRIEND
Wanna put some stuff in our garage?
We don't have much room, but...

DENNIS
Some of the valuables. Thanks.

He turns to see: the school bus pull up. Connor, Derek and some kids get off the bus.

Dennis is uncertain what to do.

Connor takes in what is happening.

The SCHOOL KIDS gossip and giggle as the bus drives away.

DEREK
Yo, what's happening?...

Suddenly, Connor walks towards the house.

DENNIS
Connor, wait -

Rick gets in his way.

RICK CARVER
Hey, son. Where you headed?

CONNOR
This is my house.

RICK CARVER
I'm sorry, this isn't your home
anymore.

CONNOR
That's my house.

DENNIS
(to Rick)
Please don't talk to my son. Talk
to me.
(grabs Connor's arm)
Let's go.

Connor rips his arm free. Dennis grabs him again. They
struggle as Dennis tries to hold onto him.

CONNOR
Get off! I want to go to my room.

DENNIS
Calm down.

RICK CARVER
Mr. Nash, I know this is difficult,
but please take your son off the
property.

CONNOR
That's my house. I want to go to my
room.

DENNIS
I know. We'll go to your room
later.

RICK CARVER
Mr. Nash, please.

DENNIS

I heard you! - Connor, stop.

Rick motions to the Sheriffs who approach while Dennis tries to control Connor. The Neighbors stare.

CONNOR

Let go of me! Let go! That's our house!

Dennis stares at his son... total loss.

EXT. DENNIS' HOME - LATER

The pile of belongings is even larger. The eviction is over.

Connor and Derek across the street.

DEREK

Where you moving to?

CONNOR

I dunno.

DEREK

Are you coming to school tomorrow?

Connor shrugs; Dennis calls him over; Connor walks when -

DEREK

Can we still play NBA 2K tomorrow?

CONNOR

See ya...

Dennis puts his mom into the truck next to Connor. Dennis and his Neighbor friend exchange looks and a hand shake.

Rick approaches Dennis as he gets in his truck.

RICK CARVER

Mr. Nash, you have 24 hours before my crew will return and dispose of whatever remains. Not my choice; Code enforcement. Good luck.

Dennis gets in his truck. Lynn and her friend clasp hands as the truck pulls away leaving their home behind.

I/E. DENNIS' PICK-UP TRUCK [MOVING] / ORLANDO - SUNSET

Like Okies from the Dust Bowl, the family is crammed in the crowded truck.

EXT. MOTEL PARKING LOT - NIGHT

Dennis' truck pulls in and parks. As they unpack they see: MOTEL RESIDENTS, THUGS, POOR FAMILIES hang out, drink near the pool, etc. Balconies piled with belongings, clothes hang to dry. They realize families live here.

MOTEL WOMAN (40s) hangs with a couple friends at their door talking.

MOTEL WOMAN

Hey. Welcome. What room ya'll in?

LYNN

230.

MOTEL WOMAN

It's over there. We can watch your stuff while you move... How long you staying?

DENNIS

Just a couple nights.

MOTEL WOMAN

Two years ago that's what we said.

EXT. MOTEL STAIRS / HALLWAY - CONTINUOUS

They carry boxes up stairs and along the hallway where JUSTIN (13) and other kids get sodas from a machine and hang out.

They enter -

INT. MOTEL ROOM - CONTINUOUS

Connor runs to the bathroom and pees. Dennis and Lynn look over the tiny room: two beds, small kitchenette, dripping faucet. *How are they going to live here?*

Dennis sets Lynn's tall plant down.

CONNOR

It smells. Do you think someone died in here?

LYNN

Don't say things like that. Get
that side, we can't sleep in these.

They pull comforters off the beds. As Dennis exits -

He presses on her shoulder reassuring her.

DENNIS

I'll get the rest of our stuff.

He exits -

EXT. MOTEL ROOM - CONTINUOUS

- and pauses to light a cigarette; he hears Connor and turns
to watch his family through the window:

CONNOR

Am I going to school tomorrow?

LYNN

Gotta figure all that out, don't
we?

CONNOR

I gotta see Derek. We're in the
middle of an NBA 2K tournament and -

Dennis looks at his family through the window. HOLD.

EXT. GAS STATION - DAY

Dennis pumps gas - 5, 20, 30 dollars. *It's fucking expensive.*

DENNIS (INTO PHONE)

I'm calling about the roofing
job... I got a ton of experience, I
do electric, plumbing,
construction, anything... Okay. Any
lower level stuff?

He looks at little speakers BLARING bad pop music near a flat
screen TV flashing ads about hot dogs and soda.

INT. DENNIS' TRUCK [MOVING] - DAY

Dennis drives.

DENNIS (INTO PHONE)
What about Booth brothers? They
were putting up those home on - ...
Call me if something comes up.

INT./EXT. DENNIS' TRUCK / NEW SUBDIVISION - SUNSET

Dennis looks at an **OUT OF BUSINESS** sign on the construction trailer. He drives away lost in thought.

INT. MOTEL ROOM - NIGHT

Party MUSIC and sounds penetrate the Nash's tiny room, bursting with their stuff. Lynn sleeps in one bed. Dennis and Connor share the other.

Dennis is awake staring at his son, tousling his hair.

LYNN
Dennis, this motel is half-full of
people like us.

DENNIS
They're not people like us.

LYNN
They're all evicted. And they get
stuck here. I could maybe take the
bus and start looking for
apartments...

DENNIS
We can't afford an apartment.

LYNN
It's just first and last month's
rent!

DENNIS
Two or three months' security. Four
maybe, because of our credit. Our
credit is shot.

LYNN
Dennis... We've got to get out of
here. We should go to Tampa. We've
gotta go to Uncle Jimmy's, Uncle
Jimmy said we could come. I talked
to Mary Margaret just three days
ago!

DENNIS

Mom, we're not moving to Tampa. You wanna take Connor out of school? Take him away from his friends? We leave, we give up, we let the house go.

He tries to give his mom confidence:

DENNIS

I'm gonna figure it out.

Lynn is unsure. But Dennis is resolute.

DENNIS

No choice.

INT. MOTEL ROOM - MORNING

Connor's playing on his phone.

LYNN

You want some toast?

Dennis rifles through the tool cabinet they've brought up to the room. He notices something missing.

DENNIS

We didn't leave any tools in my truck, right?

LYNN

No, we got everything.

Angry, Dennis slams the drawer shuts. Thinks.

EXT. STRIP MALL; RICK'S OFFICE BUILDING - MORNING

Jeff and his clean-out-crew plus four other CREW GUYS have coffee and donuts near their vans and trucks (MUSIC playing) outside RICHARD CARVER REALTY. BILL (30s, big and tall) gives them orders; Dennis pulls up and strides to them.

DENNIS

Your guys stole my tools yesterday. I want to talk to your boss.

BILL

I'm senior sales manager. What's the problem?

DENNIS

(points at Jeff)

That guy right there stole my
impact wrench and in-line sander.
That's like \$500.

BILL

I have a form you can -

DENNIS

No forms. - Hey man, give me my
tools back.

JEFF

I didn't steal nothing. Get outta
here.

DENNIS

Where's my stuff?

JEFF

I didn't steal nothing. Get outta
here.

DENNIS

You just said that, dumbass.

Crew laugh. Jeff shoves Dennis. They wrestle in the parking
lot. Crew gather and holler.

Rick exits the second story and sees what's happening.

BILL

Break it up! God damn it, Jeff,
that's enough.

Rick strides down the stairs.

RICK CARVER

What the fuck is going on?!

He motions and they immediately pull Dennis and Jeff apart.

It takes three Crew guys to hold Dennis back. Jeff tries to
sucker punch him, but Dennis kicks Jeff in the stomach.

RICK CARVER

Bill, you want to get in on this?
Take a couple swings?

BILL

Sir, I -

RICK CARVER

"Sir, I -" "Sir, I -". What the fuck are you still doing here anyway?

BILL

I thought, sir - I thought you -

RICK CARVER

You *thought*? You're evolving? Has Darwin himself come to Orlando, Florida?... Well? Bill?

BILL

We'll be there on time, Mr. Carver. Guys, let's go! Buena Vista Lakes.

He rounds up half the guys and drives away. Rick walks up to Dennis and motions and they release him.

RICK CARVER

You finished? 'Cause I got the cops on speed dial. they'll run you out of town over a busted tail light.

DENNIS

I'm not here to fight; I just want my tools.

RICK CARVER

Do I look like Ace Hardware? I don't deal in tools, I deal in homes. There's a difference.

DENNIS

I know. You took my home from me.

RICK CARVER

No, *the bank* took your home from you. I just represent it.

He answers his phone. Dennis lights a cigarette; listens.

RICK CARVER (INTO PHONE)

This is Rick Carver... What?... You gotta be kidding me. God damn it... When?... Fuck Hazmat, I'll call 'em myself.

(hangs up; to Jeff)

914 Shader Drive. Now.

JEFF

I thought we had to prep Via Alizar-

CLAP CLAP.

RICK CARVER
Move! Move!

Jeff rounds up crew. Dennis follows Rick to his Range Rover.

DENNIS
Excuse me? Rick Carver Realty?

RICK CARVER
Can you Miguel?

DENNIS
What?

RICK CARVER
Can you work? You have tools. Do
you do construction?

DENNIS
Yeah.

RICK CARVER
I pay \$50, cash.

DENNIS
Are you kidding me?

RICK CARVER
\$50 shouldn't be a joke to you.

He speeds away. Dennis mumbles curses, gets in his truck and -

INT. DENNIS' TRUCK - CONTINUOUS

- SLAMS the door. Dennis jerks the wheel and speeds through
the light following Rick.

INT./EXT. DENNIS' TRUCK / SEWAGE HOME - MORNING

Dennis pulls up to a foreclosed home. He sees:

Rick, Jeff and the Crew are taken aback to see a foreclosed
home with nasty black raw sewage creeping out the door.

Rick covers his mouth with a handkerchief and gets his phone.

Jeff and the Crew cover their noses and shove each other like
kids towards the sewage.

Dennis gets out and keeps his distance.

RICK CARVER (INTO PHONE)
 I need your Hazmat team here NOW or
 I'm looking at a total gut job down
 to the God damn studs... Eviction
 was next week and these animals
 backed up the sewage and skipped
 town... What do you mean shit's not
 a hazardous material. Why don't you
 come out here and eat some of it,
 maybe that would change your mind.

Rick notices Dennis. Jeff and Crew are surprised to see him.

Jeff steps towards Dennis but Rick WHISTLES for him to stop.

RICK CARVER (INTO PHONE)
 The neighbors are threatening to
 call the Department of Health, so
 if your team isn't out here in 30
 minutes, my next call is gonna be
 Fannie about your slow-ass response
 time... Fuck you, too!
 (hangs up)
 God damn it.

He turns to Jeff and the crew.

JEFF
 Rick, no. - Mr. Carver! That's a
 hazard. We, we can't...

RICK CARVER
 By tonight, the mold's up to the
 ceiling; by tomorrow, someone's
 paying MONEY to demolish it, and
 it's not going to be me.

Dennis notices Jeff and the others sheepishly back away. Then-

DENNIS
 \$250.

Everyone is surprised. Rick and Dennis lock eyes.

RICK CARVER
 \$150.

DENNIS
 200. That's a bear and you know it.

RICK CARVER
 ... Deal.

Dennis grabs a shovel, walks past Jeff and towards the encroaching sludge and enters into -

INT. SEWAGE HOME - CONTINUOUS

Stench SLAPS him in the face. Eyes water, holds his breath.

Spray-painted in red on the wall Dennis reads: **KILL BANKERS**

His boots squish in the sludge. He covers his nose and sees sewage cascading from the toilet and sinks.

He gags and runs out.

EXT. SEWAGE HOME - CONTINUOUS

Dennis staggers out and vomits in the yard.

Jeff and Crew laugh. Rick remains straight-faced.

JEFF

Harden the fuck up, son!

RICK CARVER

(to Jeff)

There better be a container truck, shop vacs and giant blowers here in one hour or I'll make it my business that you never work in Orange County again. You will also finish Via Alizar today. You're on my list, shit fuck.

He approaches Dennis with a cold water bottle.

Dennis drinks, spits, drinks.

RICK CARVER

What else can you do? Framing, plumbing, electric, roofing?

DENNIS

All of them. Anything.

RICK CARVER

Go on. Finish it.

Dennis head back toward the door. Then looks to the Crew.

DENNIS

Six-pack to the first guy in here with a shovel... Come on!

Curious, Rick watches the Crew... one of them steps up.

CREW

\$200.

RICK CARVER

\$100. And Mr. Nash's six-pack.

Crew accepts. He puts on a dust mask.

DENNIS

Let's go! Who else? You! Come on, I know you need the money.

The Men laugh and two more join. Only Jeff remains outside.

DENNIS

Alright, let's get this shit done.

He wraps his shirt around his nose and mouth - like a bandit. The others do the same and Dennis leads the men to work.

Rick is impressed.

INT. MOTEL ROOM - DAY

Connor looks up from homework as Dennis steps in. Dennis digs into his dirty jeans and hands Lynn money.

LYNN

\$200... ?!

Connor looks up, impressed.

DENNIS

I got work. And there's more tomorrow.

LYNN

With who? What work? Dennis!

DENNIS

Some new guy. Real estate. You don't know him.

They laugh, overjoyed. Connor tries to take the money. Dennis play-wrestles it back from him.

EXT. MOTEL PARKING LOT - DAY

Dennis walks fast, Connor drags his feet.

DENNIS
You're gonna make new friends, ok?

CONNOR
I don't want to.

They reach Motel Kids and a handful of PARENTS and see a school bus arrive. Kids board; Connor doesn't move.

DENNIS
I know. But I need you to be brave.

He tries to rub Connor's ear but Connor brushes him off.

CONNOR
This isn't my school.

DENNIS
I know, but you gotta keep your grades up, remember? You gotta take care of yourself, ok? I love you.

Connor runs to the bus. Dennis watches the bus drive away.

EXT. RICK'S HOME - DAY

Massive, very impressive and unique, Rick's home sits at the end of a deep and beautifully landscaped lawn.

Dennis pulls up; he's impressed. Grabs his tool box and walks to the front door when his phone RINGS.

DENNIS (INTO PHONE)
Mr. Carver, I'm -

RICK CARVER (THROUGH PHONE)
Yeah, I see you. Come around back.

RICK'S POOL WITH LANAI

Dennis enters and sees Rick's DAUGHTERS (6 to 12) playing in the pool.

RICK'S DAUGHTER
Hey. Can you get us that please?

Dennis uses a pool net to try and push a boat from the center of the pool to Rick's Daughters on the other side.

Rick walks up steps leading from his dock near the lake.

RICK CARVER

Nash. Princess one, princess two,
princess three! Who wants Haagen-
Dazs? Chocolate chip cookie dough.

RICK'S DAUGHTERS

Me, me, me!

Dennis follows Rick and his girls into -

INT. RICK'S HOME - CONTINUOUS

- a very impressive living room / kitchen where a MAID works.

DENNIS

Nice house.

RICK CARVER

It's ok. I got it 18 months ago and
I'm going to flip it after New
Year's.

(to the maid)

Let's have some Haagen-Daaz please,
madam.

(to Dennis)

AC's out for two hours. Through
there. You'll see the leak.

Dennis exits as Rick crushes cookies into the ice cream.

RICK CARVER

I'm gonna make it even better. See.

ENTRANCE

Dennis walks through the grand entrance, high ceilings, tons
of sunlight. Continues to -

RICK'S HOME OFFICE

A second living room and sees the water stain on the ceiling.
But his attention is focused to maps of Orange County that
cover the walls and are laid out everywhere. It's impressive.

Dennis zeros in on framed articles about Rick Carver, Real
Estate tycoon and good citizen of Orlando.

Dennis takes it all in.

RICK'S BEDROOM

Rick grabs a bag and some shirts when his phone RINGS.

RICK CARVER (INTO PHONE)
This is Rick Carver.

MALE'S VOICE (THROUGH PHONE)
Adjustable mortgage cocksucker! I'm
homeless, you motherfucker!

RICK CARVER (INTO PHONE)
Stop calling me! You defaulted on -

MALE'S VOICE (THROUGH PHONE)
Fuck you, Carver. You piece of -

Rick hangs up, tense. He notices his Wife smoking on the terrace outside. She's been watching him.

TERRACE

Rick steps out and joins her.

RICK'S WIFE
They called here two days ago.

RICK CARVER
Come on boo, I rented you and your
mom a week at the Corazon Spa in
the Keys. I want you to relax,
enjoy yourselves.

RICK'S WIFE
I should divorce you.

RICK CARVER
We'd lose on taxes; and you'd miss
me. You'd miss your little Ricky.

They kiss and make out.

RICK'S ATTIC

Dennis uses a small blow dryer to thaw out frozen coils on the condensing unit.

EXT RICK'S HOME

With the hose of a small shop vac, Dennis sucks green mold from the PVC on the side of Rick's house.

EXT. RICK'S HOME - LATER

Dennis drinks a beer near the pool as he stares at Rick's boat, the lake, the life. RICH PEOPLE ride past in a boat and wave at Rick who approaches.

RICK CARVER
What're you doing?

DENNIS
Finished. Give the coils 5 minutes
to drain and you'll have cold air.

RICK CARVER
It's not even been an hour.

DENNIS
I salvaged your ceiling with mud
and found some spare paint in your
garage, so your ceiling's good to
go too.

Rick is impressed.

RICK CARVER
Unless you're planning on taking a
swim, let's go.

INT. RICK'S RANGE ROVER [MOVING] - DAY

Through the moving window: homes. Rick glances at Dennis.

RICK CARVER
What do you see out there?

DENNIS
Homes.

RICK CARVER
I just saw nine opportunities to
make money in the last five blocks.
We passed three homes without mail
boxes, one with an overgrown lawn
and no cars in the drive, two with
white signs taped in the window and
three with shiny new doorknobs and
lock-boxes. If you can get attuned
to seeing these opportunities, then
maybe you can get off your hands
and knees and really start working
for me.

DENNIS
I can work. You seen me all week.

RICK CARVER
I heard you worked on good crews
with Rick Kirby and Chris
Camilleri.

(MORE)

RICK CARVER (CONT'D)

They're both out of business,
because they built homes. I own
homes.

Dennis considers Rick.

RICK CARVER

You know what I am, I am a man with
a helluva lot of properties. You
can be a part of that. What I want
to know is that I can walk away
from any situation, 24/7, and have
someone to handle it. I don't care
if your kid's in the school play,
it's Christmas, or you lined up the
best blow job in Orlando. When you
work for me, you're mine.

Suddenly Rick hits the brakes.

RICK CARVER

What the hell?

I/E. RICK'S RANGE ROVER / FRANK GREENE'S STREET - CONTINUOUS

Rick goes in reverse. Stops. Looks at two homes, one with a
"**Rick Carver Realty**" sign in the lawn.

RICK CARVER

Call office.

(DIALING)

You see that? Those cables?

DENNIS

Yeah, yeah, I see it.

Rick points to an extension cord and water hose running from
one house to another.

I/E. RICK'S RANGE ROVER / FRANK GREENE'S HOME - CONTINUOUS

He reverses and parks in front of Frank's house.

NATALIA (THROUGH SPEAKERS)

Rick Carver Realty.

RICK CARVER

I got some jack wagon at 354
Ridgeway stealing water and power
from our property at 352 Ridgeway.
(MORE)

RICK CARVER (CONT'D)

Pull up the county court website,
get his name and find out if he's
in default. I'm in front of his
house now.

NATALIA (THROUGH SPEAKERS)

Right away, sir.

Rick hangs up, opens the glove compartment and produces a gun
- an LCP 308. He hands Dennis the gun.

RICK CARVER

You know how to shoot, right? We'll
run a background check so you can
carry a concealed weapon.

DENNIS

Are you fucking with me?

RICK CARVER

Angry homeowners. You'll need it.

Rick checks his Ruger on his ankle holster.

DENNIS

Naw. I'm good.

Dennis puts the gun back in the glove compartment.

RICK CARVER

Suit yourself. But the person on
the other side of the door doesn't
always feel that way. Trust me.

He shows the marks of a dog bite on his skin.

RICK CARVER

They can feed their Rottweiler, but
they can't pay for their house.

Dennis considers. Rick's phone beeps.

RICK CARVER

Ok. Frank Greene. Let's go.

EXT. FRANK GREENE'S HOME - MOMENTS LATER

Rick KNOCKS loudly. Dennis walks up next to him. Frank Greene
(*same man from court*) opens the door.

RICK CARVER

Mr. Frank Greene?

FRANK GREENE

Yes.

RICK CARVER

My name is Rick Carver and you're stealing from me.

FRANK GREENE

... If you're referring to the -

RICK CARVER

- The property next door belongs to Fannie Mae and I represent it for them. So you're not only stealing from me, you're stealing from the United States government.

He answers his RINGING PHONE.

RICK CARVER (INTO PHONE)

Yeah, I'm with Frank Greene now.

What've you got for me?

(to Dennis)

Remove those lines.

He steps aside, leaving Dennis alone with Frank Greene.

They walk to the side of the house and begin to disconnect and coil up the cable and hose.

FRANK GREENE

I saw you in foreclosure court. Our sons go to the same school. They were playing with the globe. I had my *show cause* hearing that day. What happened to you?

DENNIS

I lost... I was evicted.

FRANK GREENE

... So what're you doing with him?

DENNIS

Gotta work, you know? He offered me a job. This isn't really what I do.

FRANK GREENE

(regarding cables)

Yeah, this isn't really what I do either... I was a manager at Custom Cabinet and Lighting. Been out of work for two years. *Two*. But I'm not a thief.

DENNIS

I know.

FRANK GREENE

But I'm researching on the internet and public library. I'm gonna save my home.

DENNIS

I hope you do. Custom Cabinets - yeah, I installed your stuff.

FRANK GREENE

Oh really?

DENNIS

Yeah, a bunch of times.

Frank's Son (*from court*) approaches.

FRANK'S SON

Dad, the TV turned off.

DENNIS

You know my boy? Connor Nash?

FRANK'S SON

Yes, sir.

Rick comes back.

RICK CARVER

Mr. Greene, looks like the Bank of Santa Fe already filed for final judgment of foreclosure. My money says the courts send me back for your eviction in less than 90 days.

FRANK GREENE

I removed the cables and - and I apologize. I shouldn't have done that. That was wrong.

DENNIS

It's ok, we -

RICK CARVER

I can assure you, stealing is not ok. Mr. Nash will personally be speaking with your neighbors. And if we receive a report or drive by and see you stealing my water and power again, the next visit will be the Sheriff's department.

INT. RICK'S RANGE ROVER / FRANK GREENE'S HOME - CONTINUOUS

They sit down in Rick's SUV.

RICK CARVER

Don't be soft. They'll tell you sob stories each time. But the law is the law, that's the side you're on. You already know the outcome of this situation. So toughen up.

They drive away.

INT. KITCHEN HOME #1; VARIOUS ROOMS - CONTINUOUS

Dennis follows Rick and looks around the massive home.

RICK CARVER

I'll take all your Rocky Mountain door handles -

MR. HESTER (50s) and Dennis follow him into the dining room -

RICK CARVER

- the Tiffany light fixtures Moder Crystal chandelier -

- into the kitchen -

RICK CARVER

- the Harlan cabinets, the Thai Jade and marble counter tops, the range the Subzero fridge. Three grand and you gotta be out of here in two weeks.

MR. HESTER

Make it five.

RICK CARVER

Four and Dennis here will get right to it.

MR. HESTER

Done.

Dennis starts unscrewing the cabinets.

EXT. KITCHEN HOME #1 & #2 - LATER

Dennis pushes a dolly loaded with cabinets and walks with Rick to the next home.

RICK CARVER

You know, Mr. Hester made a lot of money on this property.

DENNIS

You're evicting him in two weeks. How's that?

RICK CARVER

He got this place back in '05 for \$400,000, 0% down. One year later, he took a home equity loan and got another \$200,000 that he used to buy that sweet little Yellowfin for fishing trips and to take Mrs. Hester to Tahiti. By the time this home was worth half what he'd borrowed, he just quit paying.

DENNIS

You can't just quit paying.

RICK CARVER

Sure you can. He hired himself a lawyer - *not to win* - but to tie up his case for three years. Guess how many mortgage payments he made during those three years?

DENNIS

None. But he owes money.

RICK CARVER

Lawyer got a short sale approved, and the bank wiped out his debt. It's called, "strategic default." While Mr. Greene is stealing my water and power, this guy was making a killing. Are you listening now? Do I have your attention?

DENNIS

Yeah, I heard you.

RICK CARVER

That's how you should've done it.

DENNIS

...

RICK CARVER

Now get everything else and meet me over there.

Points at the house next door.

EXT. KITCHEN HOME #2 - LATER

Rick uses an iPhone attachment to open an electronic lock box. A key falls out. Unlocks door. Dennis watches.

INT. KITCHEN HOME #2 - CONTINUOUS

Rick's steps echo in the empty home. Dennis follows him into -

THE KITCHEN

- where the cabinets, fridge and counter-tops are all gone.

RICK CARVER

Install everything - patch the tile, caulk the cabinets and connect the gas line when you bring in the appliances.

DENNIS

All that in here now?

RICK CARVER

I'm selling this home for Fannie Mae. I can't do that if there's no kitchen, can I?

DENNIS

No.

RICK CARVER

So who just paid me \$33,000 to buy new cabinets, appliances and a counter-top *plus* labor?

DENNIS

Fannie Mae.

RICK CARVER

Fannie Mae. Congratulations. You just fucked the government.

He hands Dennis an envelope. Dennis takes it, but Rick holds on tight, refusing to let go.

RICK CARVER

If you're interested, let me know. If not, use that to take your kid to Disney World and get yourself a job Migueling Cinderella's Castle.

He lets go of the envelope and exits to the backyard.

Dennis opens the envelope. He's startled by what he sees: a check for \$3,250.

EXT. KITCHEN HOME #2 / POOL WITH LANAI- CONTINUOUS

Rick answers emails on his phone. Notices Dennis approaching.

DENNIS

I don't give a damn about the government. They never did nothing for me, so... But that was a lot of money you just gave me. Feels a bit like trouble.

RICK CARVER

You did *honest* work building homes your whole life. What did it get you but me knocking on your door?

DENNIS

Is this stealing?

RICK CARVER

In 2006, you borrowed \$85,000 against your home and never paid it back, Nash. You're telling me that's not stealing?

DENNIS

No, it's not stealing. I was given a loan. That's me working my ass off trying to pay back that loan -

RICK CARVER

That's not how the banks see it. Or the tax-payers paying for this bailout.

Rick picks up overturned chairs by the pool. Dennis follows.

DENNIS

I *invested* every cent into construction equipment. The economy crashed, I can't predict that. I can't predict the weather.

RICK CARVER

Well I can. I'm a fucking Doppler radar. You've been stealing, but don't want to admit it. Or the banks cheated you, take your pick.

(MORE)

RICK CARVER (CONT'D)

Either way you've lost. But I made even more money in the crash than before it. You can too. But you need to stop lying to yourself and ask: *What have you been doing wrong that your family lives in a motel?*

Dennis considers, then picks up the last overturned chair.

DENNIS

I'll do it. But I want you to help me get my home back. - And this is my first payment.

He hands Rick the envelope, but Rick refuses.

RICK CARVER

Don't get emotional about real estate.

DENNIS

That's my family home, my boy's school. I want it back.

RICK CARVER

Not enough money here. Put that under your mattress because putting it in the bank only makes them money. When you have more, I'll tell you what to do with it. - Now, do you want to double what you made?

EXT. GAS STATION - DAY

Dennis pulls up. JAVIER (30s) jumps in talking shit, hands Dennis a beer, who drinks and drives away.

EXT. FORECLOSED HOME #1 - AFTERNOON

Dennis and Javier take out an HVAC.

JAVIER

So who's this Rick Carver dude?

DENNIS

My boss, for the time being.

They slide the HVAC in the truck next to two others.

JAVIER

What're you doing?

DENNIS

I gotta prove to the bank this
shit's missing so they pay us to
put it back.

JAVIER

We're stealing it... to then bring
it back.

DENNIS

You wanna get paid? Then I gotta
take a picture. Let's do it!

EXT. TANNER HOME - DAY

Dennis knocks. MR. TANNER emerges.

DENNIS

Mr. Tanner? My name is Dennis Nash,
I'm here representing Rick Carver
Realty. I understand your house has
been foreclosed on?

MR. TANNER

The house still belongs to us. We
intend to keep it that way.

DENNIS

I hope that works out. If it
doesn't, I want to tell you about
cash for keys -

He hands Mr. Tanner a form.

MR. TANNER

What do you mean, cash for keys?

DENNIS

Cash for keys is this -

EXT. FORECLOSED HOME #2 - DAY

Dennis hands the cash for keys form to an AFRICAN AMERICAN
COUPLE.

DENNIS

- if you leave your home in broom-
swept condition prior to the
eviction date the bank will give
you \$3500 which can help pay for a
U-Haul, security deposit on an
apartment, and -

AFRICAN AMERICAN MOM
Thank you, but no thank you. I'll
give this to my attorney and he'll
contact you. Good day.

Closes the door in Dennis' face.

EXT. FORECLOSED HOME #3 - DAY

Dennis tapes an eviction notice and takes a photo.

EXT. FORECLOSED HOME #4 - NIGHT

Dennis and Javier carry an HVAC when Dennis notices the pool pump. Javier lights up.

JAVIER
Whatcha doing?

DENNIS
Who's gonna buy a home with a pool
if the pool doesn't work?

Dennis removes the pump.

A neighbor's light turns on.

HVAC NEIGHBOR (O.S.)
Hey! What's going on there?!

DENNIS
You know Rick Carver Realty, you
see that sign out front? That's us.
You have a good day.

JAVIER
Hell yeah, now that's what I call a
woman!

The men laugh as they steal.

EXT. FORECLOSED HOME #5 - DAY

Dennis explains CFK to a Vietnamese woman.

DENNIS
It's not a lot, but it's going to
pay for a U-Haul, a down-payment on
an apartment...

VIETNAMESE WOMAN

I have no idea what's going on,
because my mom and dad from Vietnam
are coming and the house can't be
foreclosed on...

EXT. FORECLOSED HOME #6 - DAY

Dennis KNOCKS. Looks in the window. Tapes an eviction notice
to the door and takes a photo with a small digital camera.

EXT. MRS. TIDWELL'S HOME - DAY

Dennis stand before a distraught MS. TIDWELL (30s, African-
American) at her door. She looks at a piece of paper.

DENNIS

I want you to know about "cash for
keys." This is a KYO form, it means
"Knowing your options".

MS. TIDWELL

Knowing my options?

Her TEENAGE DAUGHTER starts filming Dennis with her phone..

MS. TIDWELL'S DAUGHTER

I'm putting this all on Facebook,
asshole.

MS. TIDWELL

Kayla, put that away!

MS. TIDWELL'S DAUGHTER

Mom he's lying.

MR. TIDWELL

Kayla! - I'm sorry. I... I know
you're doing your job; I'm sorry.

She quietly closes the door on Dennis who stands alone. HOLD.

INT. DENNIS' MOVING TRUCK - DAY

Dennis and Javier load up the truck and drive away.

EXT. ANGRY MAN'S HOME - AFTERNOON

A ANGRY MAN peers out of his chained door. Dennis hesitantly
tries to hand him CFK paper work.

ANGRY MAN

You the one that's been putting
notices on my windows?

DENNIS

No sir, that's the Sheriffs
department.

ANGRY MAN

I don't want them to do that
anymore, that's trespassing.

DENNIS

Sir I can't control what the
Sheriffs department does, what I
can do is tell you about -

ANGRY MAN

You're wasting your time. Just get
outta here. Tell your bank and your
boss I ain't interested.

DENNIS

If you wanna just take a look at -

ANGRY MAN

I'm not looking at anything.

DENNIS

You could just take it and not look
at it.

ANGRY MAN

Hold on a second.

The Angry Man leaves. He comes back with a GUN.

ANGRY MAN

I think I've made myself very clear
to you. I don't want to see you
again.

Dennis backs away, thoroughly unnerved.

EXT. EZ CASH - NIGHT

Dennis exits an EZ cash with the money he made today.

He gets in his truck and drives away.

EXT. MOTEL - DAY

Dennis pulls up in his truck, takes out a large paper bag.
Lynn is cutting the hair of motel friend DANA.

LYNN
What you got there? What do you
have in there?

DENNIS
Steak.

LYNN
What? That's Hamburger Helper.

Dennis shows his mom steaks in the grocery bags.

DENNIS
(shows her)
What does that look like to you?

Lynn is surprised - how could he afford this? But she's also
happy!

LYNN
That looks like dinner! Let's
invite Dana too!

DENNIS
More the merrier.

DANA
Hey - did you put that under your t-
shirt?!

They laugh.

DANA
I'm not kidding! How else he got
the money for that?

INT. MOTEL ROOM - NIGHT

Dennis plays nerf basketball with Connor. It's a fun moment
that they really need.

Lynn and Dana laugh and talk and drink beers.

INT. STORAGE UNIT - DAY

Dennis pushes up the garage door of the storage unit. Turns
on lights to reveal HVACs and pool pumps. Rick counts them.

RICK CARVER

Eight. And four pool pumps. Good addition.

DENNIS

I figured "Why not?" Dropped this one - beyond repair - so better make it seven.

RICK CARVER

Sell it for scrap metal.

DENNIS

Already priced it out at \$300.

RICK CARVER

Good. Invoice Rick Carver Realty \$24K for the ACs and \$3,200 for the pumps. The banks will reimburse me in that amount. Your take is 25%, about \$6,700.

Dennis is impressed.

DENNIS

I'm gonna need that Ruger.

RICK CARVER

Excuse me? What'd you say?

Dennis looks annoyed.

RICK CARVER

You're saying you want the gun? Did I understand you?

EXT. STORAGE UNIT / RICK'S SUV - DAY

Rick opens the glove compartment and hands the gun to Dennis.

RICK CARVER

I ran the background check already. You're clear to carry it.

Dennis holds the gun. It's a little awkward in his hands.

RICK CARVER

Who pays the most out in cash-for-keys? - Fannie & Freddie. Then it's BoA.

(MORE)

RICK CARVER (CONT'D)

I want you to go to every one of their foreclosed property in our books and find the ones that are unoccupied. No homeowner. And no tenant. You got that?

EXT. HOME DEPOT - SUNRISE

Dennis and Javier drive up and greet Dennis' Crew and pull them and three other Guys they know into the truck.

INT. DENNIS' TRUCK [MOVING] - MORNING

MUSIC. Dennis and Javier pass beers through the cab window to the 5 Guys in the back of the truck, laughing and joking.

I/E. DENNIS' TRUCK / VACANT HOME #1 - DAY

From in the truck Dennis sees Javier peering into a vacant home ("Rick Carver Realty" sign). Javier runs to the truck.

JAVIER

Empty as a mo-fo! I'd love to live in this bitch. 3221 Lincoln drive.

Dennis writes the address on a lease agreement.

I/E. DENNIS' TRUCK / VACANT HOME #2 - DAY

Dennis' Crew #1 jumps into the back of the truck and shouts -

DENNIS' CREW #1

676 Capland Ave!

Dennis fills out another lease.

EXT. VACANT HOME #3 - DAY

Dennis fills out a lease and hands it to Crew #2, who signs.

He collects leases from the others who sign their names.

DENNIS

Ok. You are all now "tenants" of these properties with these lease agreements.

DENNIS' CREW

Can we really move in?

DENNIS

No, dumb ass. You can't really move in. We need the bank to *think* you live here so I can negotiate cash-for-keys deals with all of you.

JAVIER

How much they paying?

DENNIS

... \$2,500 checks from the government and the fucking banks.

JAVIER & DENNIS' CREW

\$2,500! Fuck 'em up the ass! Yehaw!

They're happy as hell.

EXT. GOLF COURSE - DAY

Dennis stands near golf carts at a distance from Rick, COUNTY COMMISSIONER LINK (30s-50s) and two RICH MEN who talk on the green. They shake hands; Rick and Link walk to Dennis.

COUNTY COMMISSIONER LINK

You think Freeman is the way to go?

RICK CARVER

He's Fannie's number one attorney three years running and he can connect us to bulk buyers. I'm not talking millions of dollars; I'm talking billions. - Arthur, this is Dennis Nash. - County Commissioner Arthur Link. -Your property on 2102 West Jefferson; I'll have Dennis make sure your gutters are re-done.

COUNTY COMMISSIONER LINK

What happened to Bill?

RICK CARVER

Killed him. This is my new guy and he's gonna last.

COUNTY COMMISSIONER LINK

Alright, I-I'll get us a meeting with Freeman.

(to Dennis)

You want to move up in real estate, this is the guy.

Link joins the men. Rick and Dennis drive away in a cart.

INT. GOLF CART [MOVING] - CONTINUOUS

Rick drives. Dennis next to him.

RICK CARVER
What do you have for me?

Dennis shows the "fake" leases.

DENNIS
Successfully negotiated six cash-
for-keys with six "tenants."

RICK CARVER
Not bad. So, Nash, how much did you
tell your buddies - \$3,500 per home
or less?

DENNIS
\$3,500. Yeah.

RICK CARVER
Oh. You told them the full amount?

DENNIS
I told them what I told them. What
do you care?

Rick smiles like a devil.

EXT. RICK'S EMPTY MCMANSION #1 - DAY

Rick parks the cart at the back of a massive, beautiful
McMansion and walks to the swimming pool.

Confused, Dennis follows Rick who greets TAMIKA, a gorgeous
African American woman (early 20s) busy texting at the pool.

RICK CARVER
You look gorgeous, baby.

TAMIKA
I know.

He kisses her for a while. Dennis watches, uncertain.

RICK CARVER
Don't you have classes today?

TAMIKA
It's all online. Can we go to
Capital Grille tonight?

RICK CARVER
Sure why not?

He motions to Dennis who follows Rick. Rick shows him his business card.

RICK CARVER
That's my sweetheart. She studies graphic design. I had her do my business cards.

They enter -

INT. RICK'S EMPTY MCMANSION #1 - CONTINUOUS

Dennis notices the mansion is empty except for a mattress on the floor, a sofa, coffee table, and couple suitcases.

DENNIS
Is this yours?

RICK CARVER
Just keeping it warm. Scan the leases so we can email Fannie and BoA.

Dennis moves to the scanner.

RICK CARVER
So, Nash - why aren't you married?

DENNIS
Uh. Don't really have time for it.

RICK CARVER
I don't trust a man who isn't married. Nobody does. - You want to tell me what happened to Connor's mom?

DENNIS
Not really.

RICK CARVER
Prom night fiasco?

DENNIS
Close, yeah, something like that.

Rick studies him for a moment.

He produces a check from the paperwork on his desk.

RICK CARVER

Your check from the ACs and pool pumps. Came out higher than I thought - \$7,200.

Dennis opens the envelope and sees the check... then hands it back to Rick.

DENNIS

Keep it. I'll give you the \$3,000 I already made, and add my share from these leases. I want my home back.

RICK CARVER

BPO on your home came in at \$170K. I'll buy it and you'll owe me. \$155,000 at 12% amortized over 30 years with a two year balloon.

DENNIS

Jesus, that's a shitty rate.

RICK CARVER

No bank'll loan you money and if you don't pay, I'm on the hook. And I don't want that property; it doesn't have a future.

DENNIS

It's my family home.

RICK CARVER

It's a home. But if you want it, it's yours. It'll take the bank eight to twelve weeks to list it on the MLS; you can do repairs, but you can't move in until then.

DENNIS

And the contract?

RICK CARVER

I'll have my office provide you the contract for deed.

DENNIS

So it's mine again?

RICK CARVER

Yes, it's yours.

DENNIS

Ok. Thank you. Seriously thank you.

He extends his hand. Rick awkwardly shakes it. Dennis is emotional.

RICK CARVER
No tears.... drink?

DENNIS
No. I'm good.

Rick pours a drink from the bar.

RICK CARVER
You might want to reconsider. We
have one more stop today. 224
Lakeview Court.

DENNIS
That's Mr. Tanner. I offered him a
Wells Fargo cash-for-keys.

RICK CARVER
He never called and his eviction is
today. You can pop your cherry with
him. The first one's a bitch. You
get numb to it. Stand next to me
today, but after this you'll do 'em
on your own.

DENNIS
Listen, Rick. Can't I -

RICK CARVER
Go fuck yourself? Yes. What'd you
think working for me would mean?

DENNIS
I just thought -

RICK CARVER
No, you didn't think about it. And
you didn't have the guts to ask me.
Nobody does. But who in their right
mind wouldn't rather put someone in
a home than drag them out of it. Up
until three years ago I used to be
a *regular* real-estate broker,
putting people into homes and
speculating on properties. That was
my job. - In 2006, Robert and Julia
Tanner borrowed 30 grand to put an
enclosed patio on their home which
they had managed to live without
for 25 years.

(MORE)

RICK CARVER (CONT'D)

Ask them when they're spitting in your face as you walk them to the curb. Ask the banks why they gave them an adjustable rate mortgage. Ask the government why they lifted all regulations and turned a blind eye. You, the Tanners, the banks, Washington and every other homeowner and investor from here to China turned my life into evictions. I'm not an aristocrat. I wasn't born into it. My dad was a roofer. I grew up on construction sites watching him work his ass off until he fell from a townhouse. A lifetime of insurance payments and they dropped him *before* he could buy a wheelchair but only *after* they got him hooked on pain killers. Do you think I'm going to let that happen to me? Do you think America 2010 gives one damn about Carver or Nash? America doesn't bail out the losers. America was built by bailing out the winners. By rigging a *nation of the winners, by the winners, for the winners*. Do you go to church Nash? Do you?

DENNIS

Yeah.

RICK CARVER

Only 1 in 100 is gonna get on the Ark and every other poor soul's going to drown. I'm not going to drown.

They lock eyes for a long beat.

DENNIS

I'll do it alone. I've seen you do it. I know how it's done. I'll do it alone.

I/E. DENNIS' TRUCK / TANNER HOME - DAY

From through the windshield of Dennis' truck:

Jeff, Crew and Locksmith loiter in the Tanners' lawn;
NEIGHBORS gather; the Sheriffs get out of their cruisers.

Dennis sees this from inside his truck. It's hot and sweaty. The windows are rolled up. He doesn't want to be here.

CLACK CLACK CLACK

Sheriff #1 bangs his nightstick; Dennis unrolls his window.

SHERIFF #1

(laughing)

Hooooooly shit! Rick told me, but -
Let's go, rookie! Don't think I got
dressed up just for you.

He laughs and walks off. Dennis opens the glove compartment and pulls out the gun. He holsters it on his ankle.

EXT. TANNER HOME - MOMENTS LATER

Dennis sweats as he walks to Mr. Tanner and MRS. TANNER standing at their front door with the two Sheriffs.

DENNIS

Good morning, Mr. Tanner. Ma'am.
I'm Dennis Nash, from Rick Carver
Realty.

MR. TANNER

I remember you, Mr. Nash. Why,
why're you here?

DENNIS

Um, I'm sorry to say, this home has
been foreclosed on and transferred
to the bank. I hate to be here
doing this, but I'll need you to
please step out of the property
now.

MR. TANNER

No, I, I... my wife's on the phone
right now with our lawyer. You see,
this is a mix-up and we're going to
have it all sorted out.

DENNIS

I understand, Mr. Tanner, but -

MR. TANNER

Honey! Honey, do you have him on
the line?

DENNIS

Sir, it's not going to matter -

Dennis sees Mrs. Tanner and two kids come to the door.

MRS. TANNER

He wasn't there. They said he'll
call us back.

MR. TANNER

There you go. We have to wait.
We're filing an appeal, there's no
point in you being here right now.

DENNIS

I understand Mr. Tanner. But what I
have here is a court order signed
by the judge. What I can do is give
you a few minutes to gather your
personal items. Your checkbook,
jewelry, medicines... your kids'...
important belongings, but then I'm
going to have to ask you to vacate
the home.

MRS. TANNER

Well, I don't care. You were not
supposed to be here today, so you
need to leave now.

DENNIS

Ma'am. What I can do is -

MRS. TANNER

You are leaving. We are going back
inside.

SHERIFF #1

Please calm down ma'am.

MRS. TANNER

I am calm. I am calm.

SHERIFF #1

Don't close the door ma'am.

Sheriff #1 moves Dennis aside. Sheriff #2 steps up.

MR. TANNER

You're trespassing. You all need to
leave.

SHERIFF #1

No, you and your wife are
trespassing.

(MORE)

SHERIFF #1 (CONT'D)
Any more trouble and we will walk
you straight to the curb or the
county jail. You decide.

Dennis sees the Tanners go inside with the Sheriffs.

Dennis sees Jeff smirking at him.

Dennis sees the Sheriffs escort the Tanners out, clutching
bags, kids crying.

SHERIFF #1
Clear. Get your men in here, Nash.

Dennis motions to his crew who come marching up the lawn and
in the house.

SHERIFF #1
They can't stand there.

Dennis takes a deep breath and approaches the Tanners.

DENNIS
Mr. Tanner, ma'am, please walk with
me to the curb.

MR. TANNER
What?

DENNIS
Let's just go to the curb, please.

He guides them to the street.

MR. TANNER
You're responsible for this. You
know that right? What happens to
me, to my family. That's on you.

They reach the curb.

DENNIS
I'm sorry Mrs. Tanner. I didn't
want to do this today, I tried to
avoid this -

MRS. TANNER
How do you live with yourself? Do
you have a family? How could you?
Shame on you. Shame on you.

Jeff and crew start piling stuff up in front of them. Mr.
Tanner begins to weep.

MRS. TANNER
It's ok, baby, it's ok.

INT. TANNER HOME - CONTINUOUS

Dennis stands alone in the Tanner's living room watching the clean out crew taking the Tanner's belongs out.

He looks out the window and sees them on the curb, crying.

I/E. GAS STATION - DAY

Dennis enters the gas station and heads to the -

INT. GAS STATION BATHROOM - CONTINUOUS

He closes the door. He is a wreck.

He changes back to his work clothes.

He stares at himself in the mirror.

INT. DENNIS' PICK-UP TRUCK [MOVING] - MORNING

Dennis drives Lynn and Connor. They're all happy.

CONNOR
Where're we going?

DENNIS
I don't know. You tell me.

CONNOR
To see the Magic practice?

DENNIS
No.

CONNOR
All you can eat ice-cream at
Denny's?

DENNIS
No, but we can get that later.

CONNOR
Oh, oh, oh! I know. To see the
Queen of England?

DENNIS
(laughs)
No! - What?!

CONNOR
It's possible.

I/E. DENNIS' TRUCK / DENNIS' HOME - MORNING

They arrive at their home. Lynn and Connor can't believe it.

CONNOR
What're we doing here?

DENNIS
I don't know. What're we doing
here? Grab these brushes.

They get paint cans and brushes from the back of the truck.

CONNOR
Are we breaking in?

LYNN
Ask your dad.

Dennis uses an iPhone extension to signal the lock box to open. The key pops out. Lynn gasps.

CONNOR
There's an app for that?

INT. DENNIS' HOME - CONTINUOUS

They enter. Lynn and Connor are amazed, looking around.

LYNN
What are we doing?

CONNOR
What are we doing here?

They walk in. Lynn sees her garden has withered; weeds.

LYNN
Oh my god, look.

CONNOR
What are we doing here??

DENNIS
I got the home back.

LYNN

What??

CONNOR

Does that mean I get my room back?

DENNIS

Yup.

Connor runs to his room.

LYNN

How'd you get the house back?

CONNOR

My room looks so big!

DENNIS

That's because it is.

(to Lynn)

We won't be able to move in for a couple weeks, but... It's ours again. I'll explain.

He goes to Connor's room, leaving Lynn to digest everything.

LYNN

Oh my god.

Lynn picks up and hangs her withered plant.

INT. CONNOR'S ROOM - CONTINUOUS

Dennis joins Connor.

DENNIS

How about a bunk bed? What else?

CONNOR

A basketball hoop so I can dunk, right there!

DENNIS

What else?

CONNOR

A hot tub! A hot tub right there, you can break the wall down! And the wall should be silver like the Orlando magic.

DENNIS

You know what else I was thinking?
I was thinking in the backyard we
could get a pool.

CONNOR

A pool?! Yeah!

DENNIS

You have to help me paint the house
first. Let's start painting.

He hands Connor tape and rubs his ear, who accepts.

INT. DENNIS' HOME / KITCHEN & LIVING ROOM - CONTINUOUS

Lynn cleans dusts of the kitchen counters. She's tearing up.
Dennis enters and watches her.

LYNN

How are you doing this? How is this
real?

DENNIS

My boss bought it for me and I'm
paying him back in installments
just like a bank.

Dennis shows her the contract.

LYNN

(suspicious)
What does he get?

DENNIS

He gets his money back. He gives me
work so he's keeping me working.
(about Connor)
He's painting his room right now. I
got it back.

Lynn stares at the contract. She has doubts. Looks at him.

LYNN

What's your name?

LATER

Derek arrives.

CONNOR

Derek! What's up!

DENNIS
What's up Derek?

DEREK
Hi Mr. Nash!

They play play-wrestle and have fun, Dennis pretending to be a gorilla.

CONNOR
The dominant Silverback Gorilla!
We've been spotted!

Lynn watches them play, still unsure.

EXT. ANGRY MAN'S HOME - DAY

BZZZZZZ. CU - Locksmith drills the lock off and opens the door. Sheriff enters with his gun drawn.

SHERIFF #1
Sheriff's Department. Anybody home?

DENNIS
Alright, jump in.

EXT. EVICTION HOME #1 - DAY

Dennis (Sheriff, crew, locksmith) evicts a TENANT MAN.

DENNIS
So you are not Mr. Ron Curtis?

TENANT MAN
No. He's my landlord. He lives in Miami.

DENNIS
You're not the owner of this property?

TENANT MAN
No, we rent, we've been paying the rent here for 8 years.

SHERIFF #1
Sir, I put notices on your door -

TENANT MAN

And I gave them to the landlord. He told me to ignore them, that he was doing a loan re-modification and not to worry about it.

DENNIS

Your landlord has scammed you.
You've been scammed.

EXT. EVICTION HOME #2 - DAY

Dennis hands the check to an OLDER AFRICAN AMERICAN WOMAN.

OLDER AFRICAN AMERICAN WOMAN

That's \$3500, right?

DENNIS

Yeah, \$3500.

She struggles to remove the home key from their chain.

OLDER AFRICAN AMERICAN WOMAN

I can't...

She hands it to Dennis who removes it. He hands the chain back.

I/E. DENNIS' TRUCK - DAY

Dennis puts the keys into a container of other keys.

I/E. MR. BALDWIN'S HOME - DAY

Dennis and Sheriff #3 stand at the door with MR. BALDWIN, (70s-80s, confused, floral shirt).

DENNIS

Hello Mr. Baldwin, my name is
Dennis Nash, I'm here representing
Rick Carver Realty. Today is the
day of your eviction, I'm afraid.

MR. BALDWIN

No no, I have a reverse mortgage on
this house and my wife and I took
it out. My wife went down to the
bank and she signed the papers.

SHERIFF #1

Mr. Baldwin, there was a process in place, all the paperwork was submitted, signed by a Judge, it's all legal. Mr. Baldwin, step outside for me please... Go ahead.

MR. BALDWIN

Ok...

Mr. Baldwin steps out. Sheriff 2 stays with Baldwin as Dennis and Sheriff #1 enter.

EXT. EVICTION HOME #3 - DAY

Dennis speaks with a MIDDLE AGED WOMAN as clean-out crew bring out her belongings.

MIDDLE AGED WOMAN

We already did the modification, they approved it, we sent in our first check...

DENNIS

What I suggest is we figure out a way to get all your stuff safe - a U-Haul or something like that.

MIDDLE AGED WOMAN

I'm going to have to call my husband. I could maybe store it at my sister's house down the street for a day or...

She stops, overwhelmed.

EXT. DENNIS' TRUCK - DAY

Dennis puts another sets of keys in the jar - it's half full now.

EXT. EVICTION HOME #4 - DAY

Dennis tries to communicate with a HISPANIC MOTHER as her HISPANIC SON translates.

The young son struggles to explain the situation as Dennis speaks and the mother listens.

DENNIS

The house isn't your anymore.

The son translates. The mother takes it in.

I/E. EVICTION HOME #5 - DAY

Dennis looks in the window, KNOCKS one last time, then nods to the Locksmith, who saws out the doorknob. Dennis enters with the Sheriffs and sees the house is fully furnished:

Parakeets CHIRP in a cage; family photos and a crucifix on the wall; laundry hanging to dry in the backyard.

DENNIS

Anyone know what to do with a bird?

EXT. TIDWELL HOME - DAY

Mrs. Tidwell signs a CFK. He hands her a check.

DENNIS

3500.

Mrs. Tidwell stares at the check.

She hands over her keys.

INT. DENNIS' TRUCK - CONTINUOUS

Dennis puts another key in his jar - now it is full.

EXT. EVICTION HOME #6 - DAY

Dennis confronts a group of SURLY HOMEOWNERS.

DENNIS

I'm trying to give you the better option here, I'm going to have to send these guys, who are being employed today to go in and grab your stuff and throw it on the curb.

SHERIFF #1

I really don't want to take you to jail. I don't have the time -

SURLY HOMEOWNER

Well you know what you can do with that?

(points to the clipboard)

(MORE)

SURLY HOMEOWNER (CONT'D)

You can do something else with that
because I'm not gonna touch it.

EXT. MR. BALDWIN'S HOME - DAY

Mr. Baldwin sits in a plastic chair, a box on his lap.

DENNIS

Do you have any family or friends?

MR. BALDWIN

I have a son up in Michigan, but I
haven't seen him in a couple
years...

SHERIFF #2

Do you have his phone number?

MR. BALDWIN

No, no...

SHERIFF #2

Nobody you can stay with?

MR. BALDWIN

No, no I don't...

DENNIS

Any neighbors that can help you
out?

MR. BALDWIN

I don't know my neighbors anymore.

SHERIFF #2

I can give you a ride to the
Salvation Army or the Red Cross?

Dennis stares at the lost and helpless Mr. Baldwin. HOLD.

INT. MOTEL ROOM - NIGHT

Dennis can't sleep. Connor is tangled up with him. He removes
Connor's arm and quietly gets out of bed.

EXT. MOTEL - NIGHT

He smokes a joint and stares at traffic on an overpass.

INT. PHOTO STUDIO - DAY

In a suit and slicked hair, Dennis looks like a new man.

PHOTOGRAPHER (O.S.)
Please lower your chin and turn
your head towards me... That's it.

Rick stands next to the PHOTOGRAPHER.

RICK CARVER
Say "short-sale" three times and
smile.

Dennis smiles and the camera flashes repeatedly.

MOMENTS LATER

Rick approves of the business card and hands it to Dennis.

RICK CARVER
Pretty civilized.

Dennis looks at a card with his photo: **DENNIS NASH, SENIOR
SALES MANAGER, Rick CARVER REALTY, INC.**

INT. WILLIAM FREEMAN'S OFFICE - MOMENTS LATER

WILLIAM FREEMAN (50s, confident) sits behind his desk in the glass office. Freeman's ASSOCIATE, Dennis, Rick and Link sit around the table. Dennis listens carefully as they talk:

COUNTY COMMISSIONER LINK
Tesken Equity Management just
picked up 400 homes in the last two
months, all-cash buys - no loans. A
hundred million dollars. Orange
County needs your help to find
another bulk buyer like Tesken.

As they talk Dennis notices Freeman's Lawyer who beat him in court.

MR. FREEMAN
And I'd like to know where the new
highway that's to connect 414 and
the Apopka Expressway is going to
be.

COUNTY COMMISSIONER LINK
Yes, well, that information isn't
public yet, so...

MR. FREEMAN

I have a lot of property that could be impacted by the zoning board's decision.

Rick smiles with pride; Dennis notices.

MR. FREEMAN

Anything else, Arthur?

COUNTY COMMISSIONER LINK

Ok. Yes, yes. I know the route.

MR. FREEMAN

There's a bulk buyer here out of New York, Vesic Investment Group. But they're shopping with a pissant broker out of Kissimmee named Ortiz who just sold them 15 homes last month.

RICK CARVER

Excuse me, sir. I know Ortiz. I can get Vesic Investment Group away from him and my team can handle as many homes as you have to sell.

MR. FREEMAN

I have upwards of 1000 homes. Possibly more. Get me Vesic and we'll be in business.

EXT. DOWNTOWN ORLANDO - DAY

Dennis and Rick walk.

RICK CARVER

1000 homes. Do you know how much money we're talking about? Track Ortiz, find who he's talking to and what properties they're looking at. We need to know what the Vesic deal is.

DENNIS

Rick. What's my cut?

RICK CARVER

Shut the fuck up and get going.

DENNIS

You can't handle 1000 homes without me. Standard commission is 6%.

(MORE)

DENNIS (CONT'D)

What's my cut to help you get Vesic
to Freeman?

Rick smiles, then laughs.

RICK CARVER

I'll give you 5% of my take.

DENNIS

10%.

RICK CARVER

6 and a hand job. No calluses.
You'll pull in something between
\$200 to \$300K.

DENNIS

...

RICK CARVER

That's more than you made in your -

DENNIS

Yeah yeah, more than I made in my
whole life.

They shake. Partners.

I/E. DENNIS' TRUCK / RITZ CARLTON HOTEL - MORNING

ORTIZ (40s-50s) waits at the lobby.

Dennis notices PRADEEP KHANNA (30s-40s, Indian-American,
confident, NYC look) exit the hotel and greet an affable
Ortiz. They get in Ortiz's SUV.

Dennis follows them.

I/E. DENNIS' TRUCK / ORTIZ HOME #1 - MORNING

Dennis pulls up to a home as Ortiz parks.

Dennis sees Ortiz and Khanna look around the home. Ortiz
shows Khanna information on an iPad as they enter the home.

Dennis takes a photo of the home, including a sign in the
lawn: **FOR SALE BY BANK OF SANTA FE.**

I/E. DENNIS' TRUCK / ORTIZ HOME #2 - DAY

Dennis watches Ortiz and Khanna examine another foreclosed home. A FEMALE HOMEOWNER peers out her door. BEEP.

Text message from Rick: last 4 homes all bank of santa fe.

I/E. DENNIS' TRUCK / FRANK GREENE'S HOME - AFTERNOON

Dennis sees Ortiz and Khanna drive away. He looks towards the home and sees Frank and his family. He gets out of his truck.

EXT. FRANK GREENE'S HOME - CONTINUOUS

Frank and Frank's Wife put recycled cans into car trunk. He sees his Sons riding bikes.

Dennis approaches Frank; Frank stops him.

DENNIS

Hey, Frank.

FRANK GREENE

What do you want? You with those guys?

DENNIS

No, not at all. Just come to see how you're doing. If you want, maybe I can get you a job.

FRANK GREENE

Nice suit. Still working for your *friend*?

DENNIS

I didn't have to come here. I just wanted to -

FRANK GREENE

To lie to me? To cheat me?

DENNIS

To help you. Have you thought about where your kids are gonna live when you lose this? It's not pretty.

FRANK GREENE

My kids have a home. This one right here. I did research and took boxes of files to a lawyer. Pro-bono.

(MORE)

FRANK GREENE (CONT'D)

I'm going to win my home legally,
in court.

DENNIS

Be realistic. The judges don't
care, and the courts -

FRANK GREENE

"Be realistic?" I didn't ask for
your help, sir. And I don't want
it. You're trespassing. Please get
off my property and don't come here
again.

INT. RICK'S EMPTY MCMANSION #2 - DAY

Rick drinks whiskey as Dennis thinks.

RICK CARVER

There's over 100 homes in this
deal. Ortiz, the king of the
Miguels, is going to sell 100 homes
to Vesic.

(points at maps on wall)

They're all in these neighborhoods,
priced between \$165 and \$200K.
We're talking upwards of a \$20
million deal. And it's not mine.

DENNIS

Holy shit.

Tamika enters with an iPad and wraps her arms around Rick.

TAMIKA

Triple word score. Take that.

RICK CARVER

We're working.

TAMIKA

I know. Dennis, tell him to take a
break.

DENNIS

Rick. Take a break.

Suddenly, Rick wraps his arms around her and gives her a
deep, passionate kiss.

Dennis studies maps on the wall. Then -

DENNIS

Vesic already bought 15 homes from Ortiz last month.

RICK CARVER

So?

DENNIS

I'm going to take out all the ACs, water pumps, and appliances from those homes. And who do you think Vesic will blame?

RICK CARVER

Ortiz. They'll call immigration and put him on his lawn mower back over the border while I'm on the phone with the Bank of Santa Fe.

DENNIS

And we'll sell a 100 homes.

RICK CARVER

And 1000 more for Freeman. I see *green* skies ahead.

DENNIS

Start by putting green in my pocket. I'll empty out the 15 homes tonight. \$100 a pop. \$1,500.

EXT. ORTIZ HOME - AFTERNOON

Dennis uses his iPhone to open the electronic lock box. Javier and Dennis' Crew (two) approach with dollies.

JAVIER

HVACs and water pumps?

DENNIS

Get the appliances this time too - dishwasher, fridge, oven. Skip microwaves.

Dennis uses his iPhone to get the key.

JAVIER

You're going in?

DENNIS

You're going in.

JAVIER

Nah, that's B&E man, that's
guaranteed time right there.

DENNIS

It's not B&E if you got a key -
we're doing appliances, fridges...

JAVIER

Aiight.

I/E. DENNIS' TRUCK / DENNIS' NEW HOME - SUNSET

Dennis drives and talks on phone.

DENNIS (INTO PHONE)

Yeah. Rick said he wanted me to
handle the short sale for him, so
I'm heading there now. - Hang on.

He notices something and stops in front of an impressive home
with a "foreclosure Rick Carver Realty" sign in the yard.

DENNIS (INTO PHONE)

Do you know if 1484 Lakewood Drive
is for sale?... I just drove by the
place... Yeah? Does it have a
pool?... Let me call you back.

He opens the door and looks at: a beautiful, large, stucco
home with palm trees. Paradise.

EXT. MOTEL; SWIMMING POOL

It's Connor's birthday. Dennis grills, Lynn cuts cake, Connor
is happy. Derek, the neighborhood kids, Justin and the motel
kids are all there.

LATER

Lynn holds the pinata and Dennis and Connor smash it
together, father and son are happy together.

LATER

Lynn wonders where Dennis is. Dennis returns with a brand new
bike for Connor. Connor jumps all over it.

CONNOR

Whoa!

Connor hugs his dad and runs off with Derek and friends.

EXT. MOTEL PARKING LOT - LATER

Dennis and Lynn watch Derek and Connor ride bikes. Justin and motel kids ride old bikes and scooters. Families around.

DENNIS

Show us what you got!

Connor rides circles around Dennis as Lynn looks on, happy.

Then... an EVICTED FAMILY (husband, wife, two kids) drives up. Confused and exhausted, they unpack their station wagon.

LYNN

(about the family)

Hey Connor, let's see if these guys want some of your cake. We got some cheese pizza left - you wanna ask if they want some cheese pizza?

Dennis stares at the family; something's wrong. He turns and starts to leave abruptly.

DENNIS

Alright, I gotta get Derek home.

LYNN

Okay, we're just gonna grab some pizza and some cake, I think it'd be nice to say hi to these guys.

DENNIS

Fine, I just gotta get Derek home.

The EVICTED MAN sees Dennis.

EVICTED MAN

Hey! Hey! Where you going? Hey you! Over here. I'm talking to you!

Dennis reluctantly turns. The Evicted Man is visibly angry.

DENNIS

You're talking to me?

EVICTED MAN

Yeah, I'm talking to you. What're you doing here? Are you following me?

DENNIS

No, I live here. I don't know what you're talking about so...

EVICTED MAN

Yeah, I know who you are. What're you doing here?

DENNIS

What?

EVICTED MAN

What are you doing here?

DENNIS

What do you mean? I live here, I just told you I live here. I don't know you, ok?

EVICTED MAN

No, you're Rick Carver Realty, I know exactly who you are.

Dennis starts trying to move the Man away from his family.

DENNIS

Listen, listen - you don't know me. I don't know you.

EVICTED MAN

I know you! You kicked me out of my home!

DENNIS

What?

Lynn's face darkens. Connor looks on, confused.

DENNIS

I don't know you!

EVICTED MAN

You work with Rick Carver, you kicked me out of my home!

DENNIS

Come over here, we'll talk.

EVICTED MAN

Why would I wanna go over there? I wanna talk right here. Nash, that's your name, isn't it?

Connor stares.

EVICTED MAN

You don't want everyone else here to know what a fucking asshole you are? And how you kicked me and my family out of our home?

DENNIS

You got me mixed up with somebody.

EVICTED MAN

No I don't. I know exactly who you are.

Everyone at the motel is watching now. Evicted families, kids, neighbors.

DENNIS

Just calm down.

EVICTED MAN

You kicked me out of my home! You ruined my fucking life!

Dennis tries to leave. Evicted Man shoves him back.

EVICTED MAN

No, you don't get to go anywhere!

DENNIS

(getting angry)
Don't do that.

LYNN

Dennis!

DENNIS

Get inside!

EVICTED MAN

Yeah, get inside!

DENNIS

(shoves him)
Don't fucking talk to her!

EVICTED MAN

What're you gonna fucking do?!

He shoves Dennis and they are in a fight. Lynn, Connor, Derek and the entire motel watches.

LYNN

Stop, please!

Connor watches Dennis and Evicted Man fighting. Motel people try to break it up.

EVICTED MAN
You motherfucker!

DENNIS
(to Lynn, Connor)
Go inside! Go inside!

LYNN
Dennis!

DENNIS
Take Connor inside!

LYNN
Okay!

Lynn takes Connor, still staring, away. Motel people finally get the Evicted Man away from Dennis.

EVICTED MAN
You ruined my life!

DENNIS
I'm not messing with this guy, he's
crazy. I don't know you.

EVICTED MAN
You know me!

DENNIS
I don't fucking know you!

EVICTED MAN
I know you, Rick Carver Realty! I
know you! I'll see you every day.
When you wake up. When you go to
bed. When your fucking kid is
playing.

INT. MOTEL ROOM - SUNSET

Connor's new bike in the cramped room; Lynn and Connor sit silently. Dennis stares out the window.

DENNIS
You okay?

LYNN
How'd he know your name?

DENNIS

I don't know.

LYNN

Because he knew your face too.

DENNIS

I don't know, I work on foreclosed homes, maybe he saw me at his house or -

LYNN

Rick Carver, Dennis? Is that who you're working for?

DENNIS

No. No, I don't work for him.

LYNN

You're kicking people out of their homes? Like the people who live here?

DENNIS

No! I don't -

LYNN

That man just said -

DENNIS

He's lying, ok. I'm not kicking anyone out of their home! That guy was crazy. You saw him. That asshole Carver, he just represents his home by chance. That's it.

She doesn't buy it.

Someone BANGS on the window startling them all.

MOTEL TENANT (O.S.)

ASSHOLE!!

Dennis pulls the curtains shut; the room gets dark. Silence.

LYNN

We can't stay here. Connor can't stay here.

DENNIS

We're not going to. I'm not doing anything wrong, so stop giving me all this shit.

LYNN
Are you evicting people?

DENNIS
MOM!

LYNN
He said you were at his eviction!

DENNIS
I don't know that fucking guy! I don't know how he knows me, I work on foreclosed homes, mom! This guy got foreclosed on, maybe he saw me at his home, I don't know!

He opens the door to leave.

DENNIS
Lock the door. And keep the curtains closed.

He slams the door shut leaving Lynn and Connor alone.

CUT TO:

AERIAL VIEW OF: Walt Disney World, Sea World, The Magic Kingdom castle... then neighborhoods, homes and more homes.

INT. MOVING HELICOPTER - AFTERNOON

Rick points out landmarks to Khanna. It's stuffy and sweaty. They shout to hear one another.

Dennis stares out the window, amazed at the amount of homes, the size, the scope. His imagination runs wild. HOLD.

RICK CARVER
Disney World, Sea World, Universal Studios. Downtown Orlando's 10 miles at your 2 o'clock, and at your 4 o'clock you'll see the Bank of Santa Fe homes.

KHANNA
I never realized how close they were to shine-ola.

RICK CARVER
About the Bank of Santa Fe deal -

KHANNA

- it hasn't even been a week since we picked up 15 homes from Ortiz and all the appliances, ACs and water pumps are missing.

RICK CARVER

You're kidding me?

KHANNA

That's \$150,000 hit. Hidden expenses kill returns, so Vesic's not interested anymore.

RICK CARVER

This Bank of Santa Fe deal is like one giant ATM machine. What can I do to get Vesic back into those homes?

KHANNA

I just don't think it's possible.

RICK CARVER

How about this: I'll put appliances back in those 15 homes - free of charge - and you move The Bank of Santa Fe from Ortiz over to me.

Khanna smiles. Rick is uncertain why...

KHANNA

Tell you what. Put brand spanking new appliances, ACs and water pumps into any of the 100 homes that need them and you got yourself a deal.

DENNIS

Appliances, yes. ACs and water pumps, no.

Rick is surprised Dennis spoke.

KHANNA

Ok. But the homes have to be unoccupied in 30 days. Put it in writing and you have a deal.

INT. RICK'S EMPTY MCMANSION #2 - NIGHT

Empty-Mansion-Party. Dennis, Rick, Tamika, KARINA (20s), LINK, sexy young WOMEN and DISTINGUISHED TYPES mingle. MUSIC.

LATER

Rick and Dennis talk above the crowd near a chandelier.

RICK CARVER

For the Santa Fe deal I'll give you
6% of my share. You'll end up with
around \$63,000 pre-tax.

DENNIS

(grins)

I guess I can accept that, -
63,000, you said? Shit yes!

Tamika and Karina arrive with drinks.

RICK CARVER

You used to dream about one home.
Now it's 100.

DENNIS

(raises glass)

To dreams.

TAMIKA & KARINA

To dreams.

RICK CARVER

Fuck dreams. To 100 homes.

INT. RICK'S EMPTY MCMANSION #2 - LATER

Everyone dances. Karina grinds Dennis. Rick and Tamika more romantic.

Drunk, Dennis rubs his face - he's losing control.

EXT. RICK'S EMPTY MCMANSION #2 - NIGHT

Rick dangles his feet in the water, smoking a cigar. Dennis comes down the walkway.

RICK CARVER

Uh-oh. The Zombie is coming to get
me.

Dennis slumps on the dock beside him, drunk. Thinks.

DENNIS

Has anyone ever come up to you,
somewhere, after an eviction?

RICK CARVER

Someone tried to run me off the road a year ago. I haven't gone to dinner once with my wife and girls in the last three years without looking over my shoulder. It's why I carry this, even now, 5am.

He takes his gun out and shows it.

DENNIS

Is it worth it?

RICK CARVER

... As opposed to what?

DENNIS

...

RICK CARVER

Did someone get to you?

DENNIS

No.

RICK CARVER

Bullshit. Someone's calling you. Or they found you?

Dennis says nothing. Rick sets his gun down between them.

RICK CARVER

So. Nash. The sun is coming up and here we are. What do you think?

DENNIS

About what?

RICK CARVER

You wanted to kill me once. Now you're going to make a lot of money.

DENNIS

I did wanna kill you. I dunno. I dunno what I'm doing here, but I'm thankful. What can I do, you know, my dad... Well he killed himself pretty much.

(holds up his drink, then
pours it out)

Sorry to waste your booze. He died of a heart attack, booze, food, whatever you wanna call it.

(MORE)

DENNIS (CONT'D)

Left me with my mom, my boy... My
boy... *As opposed to what?*...

Rick stares on.

DENNIS

I need to move into my home. Now. I
can't wait anymore.

RICK CARVER

It's gotta be listed for sale on
the MLS first. Few more weeks.

DENNIS

No. I can't stay in that motel any
longer.

RICK CARVER

Just pick another one. You got the
money now, buy whatever you want.
There's plenty of homes in the sea.
Like I said, don't get emotional
about real estate, Nash! They're
boxes. You listening? Big boxes,
small boxes. What matters is how
many you got. You're gonna have
more properties than women to fill
'em with. You know that, right? Buy
one for your mom, one of your kid
and one for yourself. What do I
care? Yes sir, 100 homes...

DENNIS

1000 fucking homes.

Rick lies down and smokes his cigar.

RICK CARVER

Watch out for the gators. They
don't sleep. Make sure I don't roll
into the water.

Dennis thinks about the future... something on his mind.

INT. DENNIS' TRUCK [MOVING] - DAY

Dennis drives the family in the packed truck, just like when
they were first evicted.

LYNN

Why are we going this way?

DENNIS
I want to show you something.

Lynn stares out the window, uneasy.

EXT. DENNIS' NEW HOME - AFTERNOON

The large beautiful home that Dennis saw earlier. He pulls up; they get out.

Lynn and Connor are confused.

LYNN
What is this?

DENNIS
Just trust me and follow me please.

INT. DENNIS' NEW HOME - CONTINUOUS

Dennis opens the door.

LYNN
What is this?

DENNIS
Have a look.

LYNN
Why?

DENNIS
Come on! Just a quick tour.

They are startled by the size and high-ceilings.

He shows them around, a large master bedroom and two others rooms - all furnished.

CONNOR
It's a cool pool.

DENNIS
I'd say. You wanna dive in, right?

CONNOR
Who's basketball hoop is that?

DENNIS
I think that used to belong to
Shaquille O'Neal.
(MORE)

DENNIS (CONT'D)

But he lowered it because he likes
to dunk sitting down.

LYNN

Can we go now? Please?

DENNIS

You see the pool?

Lynn shrugs.

DENNIS

I bought this for you.

Connor and Lynn don't get it. Dennis points to the pool.

DENNIS

(to Connor)

And you. That's your pool.

LYNN

Let's go home, this isn't funny.

DENNIS

I'm not joking, mom.

LYNN

That's not his basketball net. This
is somebody else's. And I want our
house. I wanna go home.

DENNIS

I sold that home. I sold it and
flipped the money into this. This
is ours, fresh start. I don't want
to go back to the house we were
evicted from.

LYNN

(shocked)

You sold our house?

DENNIS

There is no more home. We couldn't
move in there for three weeks, and
we had to move, didn't we? So I got
this. I had to get us out of that
motel so Connor wouldn't get
killed, so I wouldn't get killed -

LYNN

Who gave you this home? How did you
get it? By kicking people out of
their homes? You buy this?!

DENNIS

I didn't kick anybody out of this home, I bought this home with money that I earned! So I could put a roof over your head and I could put food in his mouth! We were drowning, mom, we had to get out!

LYNN

It stops here.

DENNIS

I bought this fair and square. I didn't take it from anyone.

LYNN

I'm gonna call Jimmy. We're moving to Tampa. Come on Connor.

She walks to the door with Connor.

DENNIS

Wait. Mom.

LYNN

And you're gonna figure this out.

DENNIS

I did this for Connor. We were drowning.

LYNN

Rick Carver? Rick Carver who bought our house for us? I'm not staying here. I'm not staying in this home.

Dennis looks at Connor.

DENNIS

What do you want?

Connor goes to his mom. Dennis is devastated.

I/E. DENNIS' HOME - NIGHT

Dennis turns on the swimming pool light while drinking a beer. He's drunk. Turns on all the lights in the backyard.

Lynn prepares Connor a simple dinner. She glances at Dennis turning on lights throughout the house.

Connor looks up at his father through the windows.

INT. DENNIS' NEW HOME - MORNING

He walks through his empty home. He goes to Lynn's locked bedroom door and knocks.

DENNIS

Connor?... Mom, is Connor okay?

LYNN (O.S.)

He's sleeping.

EXT. DENNIS' NEW HOME - MORNING

Dennis paces around the pool smoking. His phone RINGS. He looks at the home as he talks.

DENNIS (INTO PHONE)

Hi Rick... Right now? -... ok.

INT. WILLIAM FREEMAN'S LAW FIRM - MORNING

Dennis enters and sees:

Freeman's office in the distance. Behind the glass windows are Rick, Freeman, Link, and Freeman's Associate.

Dennis sees a YOUNG LAWYER run from one end of the office with a paper in his hand. He enters Freeman's office and hands the paper to Freeman, who looks it over and nods.

Freeman hands the paper to Rick, who walks out of the office and bee-lines to Dennis.

RICK CARVER

One of the Santa Fe homeowners is blocking his eviction in court tomorrow. If he's successful and others will follow and Vesic will pull out.

He hands the paper to Dennis.

RICK CARVER

This is a proof of publication; it wasn't filed six months ago. Freeman's boys just back dated and notarized it. You need to be at the courthouse globe at 9:45 a.m. The Court Clerk will meet you there. Give it to him.

DENNIS
This is forged?

RICK CARVER
It's a stupid piece of paper
someone forgot to file when the
loan was being bought and sold a
million times over. It's just a
technicality.

Dennis looks at the paper and turns white as he reads:

DENNIS
... Frank Greene.

RICK CARVER
Yeah, the same deadbeat who was
stealing my water and power. I told
you he was no good.

He CLAPS loudly and startles a distracted Dennis.

RICK CARVER
HEY! That's not your dick in your
hand. That's the Santa Fe deal, 100
homes, 1000 more with Freeman, our
money, Miami, your home,
everything. You awake or what?

DENNIS
Yeah. Yes. Ok.

RICK CARVER
Don't "yeah, yes, ok" me.
Courthouse globe. 9:45 am.

INT. COURT / GLOBE AREA - MORNING

The envelope in hand, a hesitant Dennis looks at the globe.

On the other side of the room, he spots Frank Greene speaking
with his attorney. He's careful not to be seen.

Dennis sees Frank hug his WIFE and kids. They're optimistic.
They're going to win.

He stares at Frank's Son, a lot like Connor.

FRANK'S SON
(to the lawyer)
Hello.

He shakes hands with the lawyer.

INT. COURT BATHROOM - MOMENTS LATER

Dennis rubs his face with water.

BEEP BEEP.

He reads texts from Rick: **where the fuck are you? / call me!**

Dennis looks at his **RINGING** phone. It's Rick calling. Dennis declines the call. The time on his phone reads: 9:52am.

He dries his face and looks at himself in the mirror.

RINGING. RINGING.

DENNIS (INTO PHONE)

Hel -

INT. FREEMAN'S OFFICE - MORNING

Rick tries not to shout -

RICK CARVER (INTO PHONE)

What the hell's going on?!

INTERCUT BETWEEN RICK AND DENNIS

DENNIS (INTO PHONE)

Nothing, I -

RICK CARVER (INTO PHONE)

Get your ass to the globe now, or consider your life over. How far are you?

DENNIS (INTO PHONE)

I'm here now.

RICK CARVER (INTO PHONE)

And?

DENNIS (INTO PHONE)

I'm about to give it to him.

RICK CARVER (INTO PHONE)

Dumb fuck! Call me as soon as it's over.

Hangs up. Dennis stands in the bathroom, envelope in hand.

INT. COURT / GLOBE AREA - MOMENTS LATER

The Court Clerk (*from Dennis' eviction*) paces near the globe.
Dennis sees him. Instead of approaching, he turns and leaves.

COURT CLERK
Hey!... Hey!

Dennis sees the Clerk taking quick strides to him.

COURT CLERK
Are you with Rick Carver?

Dennis hesitates.

COURT CLERK
Are you with Rick Carver? Are you
with Carver or not?

Dennis doesn't respond.

COURT CLERK
Is that it?

The Clerk grabs it from him.

COURT CLERK
Idiot!

He quickly leaves. Dennis stands alone.

INT. COURT ROOM - MOMENTS LATER

Dennis peers though the window of the double doors and sees:
Frank Greene next to his Attorney adjacent to Freeman Lawyer.

JUDGE
As far as I can tell, the proof of
publication is here.

The Bailiff hands the paper to Frank's Lawyer.

FREEMAN LAWYER
Your Honor, we already have a buyer
in place and we'd like to get this
property off the books.

FRANK'S LAWYER
If we check the file index, I'm
sure this has not been docketed.

JUDGE

That may be, but the proof is in the file and that's all the statute requires. I'm ordering the sale to go forward.

FRANK GREENE

Wait a second... what? Your Honor, this isn't right. We know for a fact that file was not there.

JUDGE

BSB versus Ballard.

FRANK GREENE

I was there. I know there was no proof of publication.

(to his lawyer)

You, you know it wasn't there.

(to Judge)

My... my wife and kids are here. Do you see them? My wife, my children?

INT. DENNIS' NEW HOME - DAY

Dennis enters. He looks around. At the pool.

Nobody is there.

He goes upstairs. Getting more concerned.

DENNIS

Connor?

Moves to the bedroom.

DENNIS

Mom? Connor? Connor?!

Nobody is there.

Dennis dials his phone. RINGING. RINGING. Voicemail.

He breaks down. Lynn and Connor are gone.

INT. DENNIS' NEW HOME - NIGHT

Dennis drunkenly plays with Connor's basketball, his phone next to the gun.

He drinks from the whiskey bottle.

INT. DENNIS' NEW HOME - SUNRISE

Sunlight hits Dennis, passed out and alone in the large, empty living room.

RING. RING. He wakes up from a nightmare. Grabs his phone.

It's not his family.

DENNIS (INTO PHONE)
Hi Rick -

INT. RICK'S BMW SUV - CONTINUOUS

INTERCUT BETWEEN Rick AND DENNIS

Rick pulls up to Dennis' home in his news BMW X6 SUV.

RICK CARVER (INTO PHONE)
Morning Donald Trump. I'm outside
your new mansion. Where are you?
Frank Greene's eviction. Let's go.

It hits Dennis like a punch in the gut.

RICK CARVER (INTO PHONE)
Hello? Dumb ass. You there?

INT. RICK'S BMW SUV [MOVING] - MORNING

Rick drives. Dennis sits.

RICK CARVER
There's eight other homeowners that
we're going to have to evict after
Greene. We need to make aggressive
cash-for-keys offers to them. We'll
pay out of pocket if we have to.
But if they give me any flack -
Freeman's boys and the court clerk,
baby. No big deal.

Dennis looks out the passenger window, tormented.

EXT. FRANK GREENE'S HOME - CONTINUOUS

A boiling-hot day. Sheriffs, Jeff and crew wait outside
Greene's home. NEIGHBORS across the street.

Rick and Dennis arrive. They approach Sheriff #1 who's
speaking with FRANK'S NEIGHBOR.

While they talk, Dennis stares at Frank's home and sees Frank peering at them from behind his living room window curtain.

FRANK'S NEIGHBOR #1

... She's a worried wreck saying Frank hasn't slept in days. That he's up all night on the internet -

RICK CARVER

Excuse me, ma'am. - Bobby. Let's get this show on the road.

SHERIFF #1

Morning Rick. Possible trouble with the tenant - Mr. Greene. Seems he and his wife -

FRANK'S NEIGHBOR #1

Even last night we heard him yelling -

RICK CARVER

Ma'am. Thank you. We're not marriage counselors.
(to Sheriff)
Let's get cooking.

SHERIFF #1

Small problem; he may be armed.

Dennis takes this in.

RICK CARVER

Well go find out, Bobby.

SHERIFF #1

I'll call back up and check it out.

Dennis squints his eyes in the bright sun and looks at Frank behind the curtain.

DENNIS

Is his family in there with him?

NEIGHBOR FRIEND #1

Oh, yes. She was at my door this morning crying before he called her back inside. The kids didn't go to school either.

They all stare at the house.

SHERIFF #1

Alright, I'm going to check it out.

RICK CARVER

Thanks for the play by play. Hurry up.

Sweat falls over Dennis' eyes. He wipes it as he watches the two Sheriffs walk towards Frank's house.

Then Dennis sees Frank raising something towards them.

Dennis realizes what's about to happen. It's fast. And loud.

SMASH, SMASH

Frank Greene smashes the window and raises a Remington Woodmaster 742 semi-automatic 30.06 rifle out of his home.

Neighbors and Crew run for cover, SCREAMING.

Frightened, Rick pulls Dennis behind his SUV.

FRANK GREENE

I don't want to hurt anyone. Please get back. All of you. You're trespassing. I don't want to hurt anyone, but this is my home. Get off my property.

RICK CARVER

(to Dennis)

Where's your gun?! You don't have it?!

SHERIFF #1

Sir, put the weapon down!

FRANK GREENE

You're trespassing!

Frank fires TWO SHOTS at the grass.

Sheriffs run behind their cruisers and pull their guns.

SHERIFF #2

Shots fired, shots fired!

Dennis punches the side of Rick's SUV.

DENNIS

Fuck, fuck!

FRANK GREENE

I am not going to leave here!

Dennis hears Frank's Wife and kids crying for him to stop.

I/E. FRANK GREENE'S HOME - CONTINUOUS

Frank motions his wife and kids to get back.

FRANK GREENE
Go to the bedroom. Don't stand
there! Get in the bedroom, now!

Sheriff #1 points his gun at Frank.

SHERIFF #1
Sir, put the gun down!

Frank points the weapon out the window again.

FRANK GREENE
God damn it, stop it! Put that
down, put it down, now!

SHERIFF #1
Not gonna happen, sir!

Frank hides out of view again.

SHERIFF #1
Sir, why don't you send your wife
and kids out?

Dennis sees Frank staring out at what he's done.

Police car arrives. Two POLICEMEN jump out with guns, asking
for update.

SHERIFF #2
Sir, drop your weapon!

Silence for a moment.

FRANK GREENE
The courts decided my fate in 60
seconds flat. Nobody checked the
file index. Fact. No proof of
publication filed. Fact. Nobody
looked at my cancelled checks that
prove payment to the bank. Fact.
The judge was retired, not up for
re-election and not beholden to the
citizens of this county. A lifetime
in 60 seconds and this is my home.

FRANK'S SON
Dad!

Frank turns to him and the gun goes off accidentally shooting a box of files. They SCREAM. Frank is horrified.

FRANK GREENE
Get in the bedroom!

Dennis hears this.

DENNIS
Fuck! No, no!

He looks at Rick, inches from him. They've never been this close. Rick breaths hard, sweats; he's scared.

Rick notices a shift in Dennis and squints his eyes.

RICK CARVER
... No.

Dennis rips his arm free, gets up from behind the SUV and walks to the lawn.

Rick tries to stop him, but is frightened.

RICK CARVER
Dennis!

SHERIFF #1
Get back! Do not approach the house!

RICK CARVER
Do something! What the hell are you waiting for?!

Dennis ignores Rick and the Sheriffs' PLEAS and walks towards Frank's home.

FRANK GREENE
Stop! Get off my property. Please get back or I'm going to shoot. I will shoot you.

Frank points the rifle and Dennis stops walking.

FRANK GREENE
I'm not going to leave my home. Get off my lawn.

DENNIS
This is your home, this is your property Frank, I know! Please put that down.

FRANK GREENE

The banks made more money last year
than anytime in the history of
human civilization. Fact. Fact.

Sounds of sirens.

Dennis glances behind and sees police cars, fire trucks and
ambulances arrive.

DETECTIVES and COPS in bullet proof vests spill out.

FRANK GREENE

I have the right to shoot anyone
who steps foot on my property. You
are trespassing. Get off or I will
shoot. I don't want to do this.

DENNIS

Frank please put it down and let
your family out, please!

FRANK GREENE

Look up there. Look. Look up there.
Do you see that? Look!

Dennis looks up. The sun glares in his eyes.

FRANK GREENE

That is the sun and it is shining.
You can't tell me it's night when I
know it's day. Even if God came
down here and said it was night, I
know it's day. I know what I know,
and nobody can tell me the sun
isn't shining. Nobody.

Dennis and Frank's eyes are locked. And Dennis' mouth opens:

DENNIS

I cheated you. I put a forged
document in your file the morning
of your case.

Frank takes this in. He is not surprised.

Detectives, sheriffs, cops, neighbors all hear Dennis' words.

Rick stares with wonder and fear at Dennis.

DENNIS

This is your home.

Frank and Dennis stare at each other.

Rick and everyone waits with wonder.

Frank lowers his rifle. Then tosses it out the window.

FRANK GREENE

I'm coming out.

He opens the door and steps out of the home with his hands high.

POLICE

Get on your knees. Now. Hands
behind your head. Lie down.

Dennis watches Frank get on his knees, then lie down.

Police advance, guns pointed, knee to his back, handcuff him.

Dennis sees Police escort Frank's frightened family out of the home to safety.

Two Detectives approach Dennis and talk with him.

He points at Rick.

Rick watches the Detectives escort Dennis towards him.

Rick smiles and taps Dennis on the shoulder.

RICK CARVER

You did a hell of a thing, son. A
hell of a thing.

DETECTIVE

Excuse me, sir. Are you the bank's
realtor?... Sir?

Dennis and Rick stare at each other. HOLD.

RICK CARVER

(to Dennis)

Thank you.

Dennis stares at Rick's steely eyes. *Did he mean it?*

DETECTIVE

Sir? Are you Rick Carver?

RICK CARVER

Yes, I am.

DETECTIVE

We need to speak with you.

Dennis and Rick look at each other for one last moment before the Police take Dennis away. Rick puts on his sunglasses.

I/E. DETECTIVE'S CAR / FRANK GREENE'S HOME - CONTINUOUS

The Detective seats Dennis in the car and is called away.

Dennis is alone.

He looks out the back window and sees Rick trying to grab Sheriff #2 by the shoulder to talk, but the Sheriff brushes him off and quickly walks away.

Alone, Rick gets on his phone, calling someone, pacing.

Dennis sees the Detectives approaches Rick who gets off the phone. They begin questioning him.

Dennis then sees Franks's son outside the car.

Frank's son looks at him, smiles, and runs away to a better future.

THE END