

ACCIDENTAL LANDLORD

"Pilot: A New Reality"

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DRAFT 3.0

04/24/2021

ACT ONE

FADE IN:

INT. CONVERTED SEMI-TRAILER - DAY
(BREWER)

BREWER SNORES LOUDLY IN HER BED. HER CELL PHONE RINGS AND SHE TURNS ON THE LIGHT REVEALING HER LIVING QUARTERS. THE OVERSIZED ALARM CLOCK READS 8:01.

BREWER

Unless this is an emergency, you have two choices- hang up right now, or start praying immediately.

BREWER SITS UPRIGHT IN BED.

BREWER (CONT'D)

Sauerkraut explosion? Even on the ceiling? Every jar?

BREWER GRABS AN ANGRY SQUIRREL-PATTERNED BATHROBE.

BREWER (CONT'D)

Okay, book an Uber for three jars of kraut from The Condiment Emporium, and make sure it isn't that nasty garlic variety. I'll be there in about an hour with a handful of packets I snagged from the ballpark last year.

BREWER PUTS ON SQUIRREL THEMED SLIPPERS.

BREWER (CONT'D)

By the way, if I spy even one shred of sauerkraut on the ceiling when I arrive, guess who is doing mascot duty for the next two weeks?

BREWER PLUCKS A TOOTHBRUSH FROM A CUP AND HOVERS OVER A SINK.

BREWER (CONT'D)

You'd never leave me... you know I love you like an estranged child from another mother.

BREWER MAKES A NASTY FACE AS SHE ABRUPTLY HANGS UP THE PHONE.

INT. THERAPY OFFICE - DAY
(CHASE, SKULLY)

SKULLY, A HIGHLY-TATTOOED CLIENT SITS ON THE COUCH, GENTLY KNEADING A STRESS BALL IN HIS LEFT HAND.

SKULLY

I feel like I've sold my soul, Chase. Like I'm indebted to The Man. What was once a roaring inferno is now just a puny little flame.

CHASE

Listen, Skully, just because you've changed your canvas from human flesh to mannequins doesn't mean you've made a deal with the devil, even if the two of you are already acquainted. I tell you, you are crushing it.

CHASE RAISES HIS ARMS IN THE AIR, MAKING "AIR FIREWORKS".

CHASE (CONT'D)

Your business is booming, you are making money hand over fist, and your creations are being shipped all over the world. You're absolutely crushing it!

SKULLY PICKS UP ANOTHER STRESS BALL IN HIS FREE HAND.

SKULLY

Growing up, my parents were as 9-to-5 as they came... two-story house, family picnics on the weekends, and haircuts every three weeks like clockwork. Everything was so planned. So scheduled. So routine.

CHASE

Predictability is good, no?

SKULLY

You are so vanilla! Creativity was my escape. I needed out and vowed to never look back again. And now look at me... living the life of a corporate bot. Taking orders, doing paperwork, and inking dummies. Tell me Chase, now who is the real dummy? Tell me! Who is the dummy?

SKULLY CLENCHES HIS FISTS AND THE STRESS BALLS EXPLODE IN HIS HANDS.

CHASE

Okay, Skully. Now you're crushing
everything.

EXT. SUPERSTORE PARKING LOT
(CATS, DRIVER #1, HELEN)

HELEN PUSHES A CART DOWN THE MIDDLE OF A PARKING ROW. THE
CART HAS AN ABUNDANCE OF CAT TOYS INSIDE. A DRIVER PULLS UP
BEHIND HER AND GENTLY TAPS THEIR HORN.

DRIVER #1

Do you mind moving to one side please?
You're blocking the entire road.

HELEN STOPS HER CART DIRECTLY IN THE MIDDLE OF THE ROAD. SHE
GRABS A COUPLE OF TOYS AND WANDERS OVER TO THE DRIVER'S SIDE.

HELEN

Of course I'll show you my cat toys.
This mouser is filled with catnip and
has such a lovely color that Snowball
will play with it for hours. And
Birdie Box, tweet-tweet-tweet, is one
of Mocha's all-time favorites.

DRIVER #1

Get that cat crap out of my face and
move your cart out of my way!

HELEN

I bought two boxes of litter just for
that reason so that my house doesn't
smell like sand brownies. Would you
like to see what brand I bought?

DRIVER #1 BACKS UP AND PEELS OUT AROUND HER, BLARING THE
HORN.

HELEN SMILES AND GIVES HIM THE FINGER, AND MOVES HER CART THREE FEET TO THE SIDE, WHERE SHE ARRIVES AT HER CAR AND OPENS THE DOOR. THE AUDIBLE NOISE OF CATS ARE HEARD.

HELEN (CONT'D)

Oh my precious fur babies, I am sorry that I left you alone. Mama bought you some special, special treats. Will you forgive me, my babies?

CATS
(off-screen)

Meow. Meow. Meow.

INT. COLLEGE CLASSROOM -DAY
(DINA, TEACHER)

DINA SITS IN CLASSROOM, SHAKING HER HEAD SIDE TO SIDE.

TEACHER

With three of the most popular coagulated cheese being Paneer, Queso Blanco, and Ricotta. For it is the lactic acid, along with complex proteins, which gives each cheese a distinct flavor.

DINA PUTS HER HEAD IN HER HANDS, LOWERING HER CHIN.

DINA
(to herself)

I... can't... take... it... any...
more.

THE SCHOOL BELL RINGS AND THE STUDENTS RISE FROM THEIR CHAIRS.

INT. HOT DOG RESTAURANT - DAY
(BREWER, CHASE, CUSTOMER #1)

CHASE STROLLS IN AND GETS IN LINE, CHECKING OUT HIS CHARMING LOOKS ON THE SNEEZE GUARD.

CUSTOMER #1

Do you have any vegan options? I'm really trying to become more healthy and get in touch with my inner earth.

BREWER

(sarcastically, scanning the menu board on the wall)

Ohhhh, of course. Our wheat grass schnitzel is coated with paprika flakes, fennel, and topped off with a dab of aloe vera.

CUSTOMER #1

That sounds amazing. I'll take that on a gluten-free bun with a side of sprouts. When do you think it will be ready?

BREWER

Let's see... if I leave right now, hustle down to the community garden, and plant a crop of sprouts, that will be five days. But then I'll have to build a factory to develop wheat grass schnitzel, so...

CUSTOMER #1

You'll see! One day, customers will quit coming because you don't serve planet-friendly foods. Global warming is real!

CUSTOMER #1 STORMS OUT THE FRONT DOOR.

BREWER
(to Chase)

And look at you... I bet you are also hoping to get in touch with your inner earth.

CHASE

Only if it comes with a side of chili. Um, I'll give the Dog Pound Special a try.

BREWER
(interrupting)

And a diet soda, right?

CHASE

And a full-octane soda. I'm all about living on the edge.

BREWER

Yea, right. Not too many sharply dressed guys come in here. Are you gonna try to sell me some insurance?

CHASE

I won't. I promise.

BREWER GRABS BOTTLES OF KETCHUP AND MUSTARD AND POINTS THEM AT CHASE'S SUIT.

BREWER

Just making sure you keep your word.
Out of curiosity, how many hot dogs
does a guy like you eat in a year?

CHASE

Maybe four, but it is usually just at
picnics during the summer.

BREWER

Well look at you, Mr. Fancy Occasion,
all stepping out of your comfort zone.

CHASE

If you ask me, it's more like a leap.

EXT. OLD SEDAN DRIVING DOWN THE STREET - DAY
(HELEN)

HELEN DRIVES DOWN THE STREET.

HELEN
(singing)

My lovey loveys. My kitty kitties.
You cats are, so pretty pretty.

THE CATS START TO CRAWL UP AND IMPEDE HELEN'S DRIVING.

HELEN (CONT'D)

I don't care for. Bowsers Bowsers.
But I love my. Meowza meowzas.

INT. HOT DOG STAND - DAY
(BREWER)

BREWER

Here's your Dog Pound Special to go.
Like I was saying, I don't see too
many of your type come into my shop.

(MORE)

BREWER (CONT'D)

Tell your friends that you dropped in,
because eating here is an experience
you will never forget!

HELEN'S CAR BLASTS THROUGH THE FRONT WINDOW OF THE SHOP.

END OF ACT ONE

ACT TWO

INT. DORM ROOM - DAY

(DINA, TJ)

TJ IS SITTING ON THE COUCH WEARING A TIE-DYED T-SHIRT AND A LEATHER KILT. DINA, IN HER 80'S NEW-WAVER GARB, ENTERS THE ROOM AND SETS HER BACKPACK ON THE TABLE NEXT TO THE DOOR.

TJ

Was one of your classes cancelled?

Seems like you're home a little early.

DINA

TJ, we have to talk.

DINA PLOPS DOWN ON THE COUCH, GRABS THE REMOTE, AND TURNS OFF THE TELEVISION.

DINA (CONT'D)

I've been doing some heavy soul searching, and I have something I need to tell you.

TJ

Is this about me? What did I do?

DINA

It's not about you, it's about, like, college. I'm not enjoying it any more. To be honest, I haven't enjoyed it for a very long time. It's total grindage.

DINA STAND AND PLACES A COUCH PILLOW ATOP HER HEAD.

DINA (CONT'D)

I've been on this journey without a purpose for way to long, and now this journey is coming to an end.

TJ EMPHATICALLY SHRUGS HIS SHOULDERS

TJ

Just like that? Without consulting me? You're this close to graduating and you drop this bomb on me without first asking my opinion?

DINA

I couldn't risk letting you influence my decision. I have to listen to my inner voice. TJ, I need to do this... not just for me, but for us.

TJ

Your happiness is what really matters. Just let me know before you unenroll.

DINA

Too late. We have to be out by the end of the month.

INT. HOSPITAL WAITING ROOM - EVENING
(BREWER, CHASE, DOCTOR)

CHASE AND BREWER FIDGET WITH THEIR PHONES IN THE WAITING ROOM OF THE HOSPITAL. MOANS AND GROANS CAN BE HEARD FROM OTHERS.

CHASE
(trying to make small talk)

I wonder who, at the hospital, is in charge of these magazines? I mean, get a load of these gems.

CHASE GRABS A HANDFUL AND HOLDS THEM UP ONE BY ONE, PRESENTING THEM AS IF THEY ARE RARE TREASURES.

CHASE (CONT'D)

Wine and Salami Connoisseur. The Plant Enthusiast. And, the best of the bunch, Trout Monthly.

BREWER

Whoa. My aunt Joanna is the editor-in-chief of Trout Monthly.

CHASE

What a fishy coincidence!

BREWER SHAKES HER HEAD IN DISBELIEF.

BREWER

You are one gullible puppy. First of all, she works at a dairy. And second of all, her name isn't Joanna, its Hazel.

CHASE

So why did you just lie to me?

BREWER

Mind games. I love to play them, and I never lose.

CHASE

Earlier today, what exactly did you mean when you said you didn't get many of "my type" in your restaurant?

BREWER

Exactly how it sounds. My type of restaurant draws in "my kind of people". You don't seem like you're really "my kind of people".

CHASE

We've never met before in our lives. How can you make such a blanket statement? For all you know, I just may be exactly "your type" of people.

BREWER STIRS AND SHIFTS, AND STARTS SCROLLING FASTER AND FASTER THROUGH HER PHONE AT A RIDICULOUS RATE.

BREWER

Lemme ask you this... just how long do we have to wait around in here? We don't even know her name.

CHASE

It's the right thing to do... we wait until her family shows up, tell them what happened, and then beat feet out of this germ-nasium.

BREWER

We've been here for four hours, and I don't think anybody is coming.

(MORE)

BREWER (CONT'D)

Weren't the police going to call her husband? Or sister? Or at the very least, a neighbor?

CHASE

I think that were planning to do that after they herded the rampaging felines. Trust me, Brewer, if you have that many cats, the likelihood of you having a husband is slim to none.

BREWER

Can't argue with that!

A DOCTOR WALKS IN TO THE WAITING ROOM, LISTENING TO HER HEADPHONES AND BOBBING HER HEAD. SHE TAKES OUT HER EARBUDS.

DOCTOR

When I hang up this stethoscope for the last time, I'm going to sell my house, buy a massive RV, and drive around the country going to music festivals. I want to live the life of the free, the happy, the un-showered. I want to be alive!!!

CHASE

(puzzled by the randomness)

Nothing wrong with having dreams, Doctor. Can we help you with something?

DOCTOR

Are you friends or family of Helen?

BREWER

Who's Helen? If you mean the lady who destroyed my restaurant and left my future circling the drain like a clump of hair... we're neither.

DOCTOR

That is who I mean. The family seems to be a no-show, so if you don't mind, please come with me.

DOCTOR INSERTS HER EARPHONES AND DANCES TO THE ELEVATOR AS BREWER AND CHASE FOLLOW.

INT. HOSPITAL BEDROOM - DAY
(BREWER, CHASE, DOCTOR, HELEN)

BREWER, DOCTOR, AND CHASE STAND BEDSIDE BY HELEN. SHE IS BRUISED ON HER FACE AND HER HEAD IS BANDAGED.

HELEN

I recognize you. I am not really sure why, but I recognize you two. But why?

CHASE

We were there when you created a drive-thru window at The Dog Spot.

HELEN

Hmmmm. It's not really ringing a bell. What are your names?

BREWER

He's Chase and my name is Brewer.

HELEN

I don't think I like you, Brewer. The way you hold your shoulders is ridiculous. And, let me tell, you, Brewwwweerrr, that is one ugly name for a woman.

BREWER

(leaning in close to Helen's face)

And you're an ug...

HELEN IS STARTLED AND SWINGS HER ARM ACROSS HER BODY, SPILLING HER JUICE CUP ALL OVER THE BED.

CHASE

(interrupting)

And you're in a lot of pain. Is she going to be ok, Doctor?

DOCTOR

We're waiting for the brain tests to come back. She suffered severe neurological trauma from the impact, so I can't predict the outcome with any certainty at this time.

HELEN

(starting to drift off)

It really is an ugly, ugly, ugly name. Doctor, why are these people here?

DOCTOR

They helped save your life, Helen. They saved you...

HELEN SNORES LOUDLY, MOUTH AGAPE AS THE OTHERS EXIT.

EXT. HOSPITAL COURTYARD - NIGHT
(BREWER, CHASE)

BREWER
(sarcastically)

Dear diary. My dreams came true today.
An old geezer rammed my shop with her
car, I spent the day listening to
zombies groan, and I learned that I
have an ugly, ugly name.

CHASE

I think there were three uglies.

BREWER

You sure know how to make a woman feel
special. Why don't you just tell me
that my personality blows and that I
have the fetching looks of a hyena?

CHASE STRIDES FORWARD AND TURNS TOE-TO-TOE WITH BREWER.

CHASE

Don't take this the wrong way, but...
your personality blows.

BREWER OPENS HER PALMS AS IF CONTINUING TO WRITE IN A BOOK.

BREWER

And with that, my diary friend, I hope
to never see this guy again in my
life.

BREWER QUICKENS HER PACE AND THE TWO GO THEIR SEPARATE WAYS
IN THE COURTYARD.

INT. - CHASE'S OFFICE - DAY
(CHASE, LANDLORD)

CHASE IS PREPARING HIS OFFICE FOR A CLIENT FUNCTION. HE IS UNFOLDING CHAIRS AND MAKING SURE THAT THE HORS D'OEURVES STATIONS ARE ORDERLY AND PROPER. HIS LANDLORD ENTERS THROUGH THE FRONT DOOR.

LANDLORD
(sweeping his arms)

You didn't have to go to all this trouble for li'l ol' me.

CHASE

Tonight is The State of Mind, my annual client appreciation party, where they get a chance to get together and motivate each other.

LANDLORD PICKS UP A CHARDONNAY BOTTLE FROM A WOODEN CRATE.

LANDLORD

And get liquored up, I see.

CHASE

Yeah, that too.

LANDLORD

Sit down for a second please, Chase. I have some good news and bad news. The bad news is that I have sold the building and you'll have to be out in two weeks. Per the terms of our lease, you'll receive the sum of three months of rent for early termination.

CHASE PLOPS DOWN ON A BARREL NEAR THE WINE DISPLAY.

CHASE

You're kidding me? Please tell me
you're kidding me.

LANDLORD

I'm as serious as a lice outbreak at a
Willie Nelson concert.

CHASE

I, I, I don't know what to say. I'm
really at a loss for words. But, you
did say there is good news right?

LANDLORD

You bet I did! The kid who bought me
out is an IT nerd with more money than
J.D. Rockefeller himself. I'm going to
be rich, rich, rich!

LANDLORD OPENS THE DOOR AND TURNS TO CHASE.

LANDLORD (CONT'D)

You'll get your check in two weeks
when I come back to get the keys.

THE DOOR IS MOSTLY CLOSED AND LANDLORD PUMPS HIS FIST.

LANDLORD (CONT'D)

Rich I say! Yeeeeee-hawwwwww.

EXT. HOT DOG CART ON A STREET CORNER - DAY
(BREWER, CART CUSTOMER #1, CART CUSTOMER #2)

A CUSTOMER WALKS AWAY WITH THEIR FOOD. TWO MORE ARE IN LINE.
CART CUSTOMER #1 STRETCHES HIS ARMS UPWARD, REVEALING HOLES
IN BOTH ARMPITS.

CART CUSTOMER #1

I'll take the Tail Wagger with extra jalapenos. And squirt me up some mustard, yo.

BREWER

Let me ask you something, yo... is your washing machine broken, or do you like to dress for comfort?

CART CUSTOMER #1
(mouthing slowly)

Wow.

BREWER

Just making small talk. Here's your Wagger, with extra jalapenos and an extra squirty-squirt just for you, yo.

CART CUSTOMER #1

I think you owe me an apology.

BREWER

Based on my empty jar right there, in easy reach and conveniently located, I think you owe me a tip! So we're even.

CART CUSTOMER #1 WALKS AWAY IN STUNNED SILENCE.

CART CUSTOMER #2

I know, right?

BREWER

You know what?

CART CUSTOMER #2

That guy really needed a new shirt,
right?

BREWER

What will it be honey?

CART CUSTOMER #2

I'll take the Cheesy Corgi, with no
cheese.

CART CUSTOMER #2 BLOWS A BUBBLE WITH HER GUM, TAKES IT OUT TO
EXAMINE, AND PUTS IT BACK IN HER MOUTH.

BREWER

I'm willing to bet that your parents
often tell you how smart you are?

CART CUSTOMER #2

Yeah.

BREWER

And how pretty you are?

CART CUSTOMER #2

I know, right?

BREWER

And that no man will ever be worthy of
being your husband?

CART CUSTOMER #2 BLOWS A SECOND BUBBLE.

CART CUSTOMER #2

Right.

BREWER

It's easy to tell when people are
being honest, isn't it?

CART CUSTOMER #2

I know, right?

EXT. PARK BENCH - DAY

(HELEN)

THE BANDAGED-UP HELEN HAS SEVERAL CATS ON LEASHES. SOME ARE ON THE CONCRETE, WITH OTHERS AT HER SIDE

HELEN

My babies, my beautiful furry
babies...let's talk about pigeons.
Pigeons are lucky. They sleep where
they want. They poop where they want.
And they wear the same clothes every
day. Ohhhh, to be a pigeon.

HELEN OPENS UP A BAG EMBELLISHED WITH A HUGE CAT FACE. SHE STARTS TO SLOWLY SWAY IN PLACE.

HELEN (CONT'D)

But kitties are the luckiest of them
all. Especially my babies, as they are
lucky to have me as their Mama. And
kitty's are lucky because they have
nine lives. Wouldn't... it... be...
great to have... nine... lives?

HELEN KEELS OVER TO HER SIDE.

INT. CHASE'S OFFICE - NIGHT

(BREWER, CHASE, GUY AT PARTY)

CLIENTS ARE SEATED IN THEIR CHAIRS, MANY HOLDING WINE, AS CHASE STANDS AT THE PODIUM.

CHASE

As with all of you, there have been many peaks and valleys during this year. My job is to make those valleys higher and those peaks a little lower, or, is it the other way around? Or is it?

(flustered)

CHASE (CONT'D)

Doesn't matter. You've chosen me to be your life coach because you believe that working with me, sharing your goals and dreams, will help you achieve personal success. Why, opportunity could be knocking at the door at any given moment.

BREWER BURSTS THROUGH THE FRONT DOOR.

BREWER

(screaming)

Restroom? Where?

CHASE

Down the hall.

BREWER SPRINTS BY THE CROWD, KNOCKING OVER A CHEESE TRAY. MURMURS RIPPLE THROUGH THE CROWD.

CHASE (CONT'D)

What was I talking about? Oh, yeah. Dreams. Dreams and reality are like water and ice...

(MORE)

CHASE (CONT'D)

they are but the same, just different versions of one another. You can dream about reality, or your reality may become a dream. But when you fail to dream, your reality becomes a nightmare.

THE CROWD COLLECTIVELY "OOOH'S" IN ENLIGHTENMENT.

CHASE (CONT'D)

It is amazing what one person can do, and even more amazing when that person can share their success with others. We need to be with others on our journeys, where they converge, and coalesce. Ask yourself, is a journey through life alone really a journey?

THE CROWD COLLECTIVELY "AHHH'S" AS THEY MESMERIZED. BREWER RETURNS AND TAKES A SEAT IN THE BACK OF THE CROWD

CHASE (CONT'D)

That is why I have brought you all together this evening. To meet other people, to share with each other, and to become more aware of your surroundings. For every time you turn around, for everywhere you look, you'll find treasures just waiting to be had.

A GUY STANDS UP AND POINTS ADAMANTLY AT THE DOOR.

GUY AT PARTY

Look! Somebody is stealing that hot
dog cart. Let's get him.

THE CROWD RISES TO THEIR FEET AND EMPTY OUT THE DOOR AS THEIR
WINE GLASSES AND PLATES CRASH TO THE FLOOR. BREWER AND CHASE
STARE AT EACH OTHER IN SILENCE FROM ACROSS THE ROOM.

INT. LAWYER'S OFFICE - DAY

BREWER, CHASE, KAI, AND ABBY ARE SEATED AT A CONFERENCE TABLE
ALONG WITH A LEGAL AIDE. AN EXAGGERATED STACK OF PAPER
REPRESENTING THE WILL IS PROMINENTLY DISPLAYED.

KAI
(glancing at Brewer)

It appears that some of you may know
each other from the past, although we
have never met. I am Kai, and am the
named executor of Helen's will. This
is Abby, Helen's sister, and over
there is my assistant Addison.

ADDISON NODS AND SCRIBBLES FEVERISHLY ON A NOTEPAD.

ABBY

Helen has never mentioned either of
you before. How exactly did you know
my sister?

BREWER

She sort of unexpectedly dropped by my
restaurant one day...

CHASE
(interrupting)

What Brewer means is that we happened to be there when Helen had the automobile accident. We helped comfort her while we waited for the medics to arrive.

ABBY

Thank you. Thank you from the bottom of my heart. She must have left you two angels on earth a little something to show her gratitude.

KAI

Shall we begin?

KAI REMOVES THE TOP SHEET OF THE STACK. ADDISON CONTINUES TO SCRIBBLE LIKE A DEMON POSSESSED.

KAI (CONT'D)

Brewer and Chase. Helen has written here that she wishes for each of you to receive, in private, a package containing your inheritance. She told me to tell you "Thank you for being there, both at the accident scene as well as at the hospital, as nobody else was there."

ABBY PUTS HER HANDS TOGETHER AND MAKES A PRAYER GESTURE, PARTIALLY BOWING TO BREWER AND CHASE.

KAI (CONT'D)

You will be receiving certified mail shortly, and are free to go. Thank you for your time. Keegan will validate your parking for you up front.

ABBY

Nice meeting you, and thank you again for comforting my sister. God rest her soul.

CHASE AND BREWER CLOSE THE DOOR BEHIND THEM. KAI REMOVES NEARLY ALL OF THE STACK OF PAPER AND PLACES IT IN A SEPARATE PILE.

KAI

Abby, Helen wanted you to have her most precious and most valuable belongings. She...
(pausing)

KAI (CONT'D)

She has made the provision to give you her seven cats and all of their belongings. This includes beds, toys, collars, and a pallet of kitty litter.

ABBY STAND UP WITH BOTH HANDS ON THE TABLE.

ABBY

Kitty litter? Kitty litter? My sister left me with a pallet of kitty litter? What else? What else, Kai?

KAI

Nothing else.

ABBY

There must be some mistake? This has
got to be a mistake! Do you have
somebody else's will? What is in all
of those pages, Kai?

KAI

Just a few minor details is all.

ABBY SLAMS HER HAND DOWN ON THE TABLE. ADDISON GASPS.

ABBY

(shaking her fists, roaring)

Hellllennnnnnnnnn!!!!

END OF ACT TWO

ACT THREE

INT. APARTMENT BEDROOM - DAY
(CHASE)

CHASE ENTERS HIS BEDROOM, CARRYING A CERTIFIED ENVELOPE. HE SITS DOWN ON HIS BED, AND OPENS THE PACKAGE. HE SLOWLY SCANS THE FIRST PAGE AND LOOKS UP TO THE SKY.

CHASE

Oh. My. Goodness.

EXT. HOT DOG STAND - DAY
(BREWER, MAIL CARRIER)

BREWER SIGNS FOR THE MAIL.

BREWER

Aren't you hungry? Don't you want to buy a dog?

MAIL CARRIER

No thanks. If I have hot dog breath on me for the rest of the day, there's no telling how many mangy mutts are gonna sniff me inappropriately. That's why us mail carriers always carry mints.

BREWER
(waving her hand in front of her nose)

(MORE)

BREWER (CONT'D)

Carrying mints and using mints are completely different. You need to practice that second part.

THE MAIL CARRIER STOMPS OFF ANGRILY. BREWER OPENS THE ENVELOPE AND RETRIEVES THE CONTENTS. SHE LOOKS UP TO THE SKY AS A HUGE GRIN WASHES OVER HE FACE.

BREWER (CONT'D)

Helen, if you were still here, you could crash into my restaurant any time!

INT. LAWYER'S OFFICE - DAY
(ABBY, KAI)

ABBY

Thank you for meeting with me on such short notice.

KAI

And just how is life with your new roommates?

ABBY

Peachy. Just peachy. My living room is filled with stuffed mice. My dining room has become a feline cafeteria. And my bedroom smells like a catnip factory. But that is not why I am here...

ABBY LEANS A BIT CLOSER TO KAI.

ABBY (CONT'D)

I am here to make you a proposition.
An offer. A deal so sweet that it will
rot out your bleached white teeth.

KAI

I'm listening.

ABBY

Those two haven't seen the will, and
all they know is whatever was in those
letters. But they don't know about
(lowering her voice) "The
Stipulations".

KAI

The stipulations?

ABBY

(making air quotes)

Yes, the stipulations in the will.
All of those stipulations, which if
not followed to a tee, cause the
property to revert back to yours
truly.

KAI

Ohhhhh, those stipulations. But Abby,
I can't tamper with a will. I have
scruples. I follow my strong moral
compass and have a code of ethics to
uphold.

ABBY

The property is worth 2.5 million
dollars and your cut is for half.

KAI PULLS A PEN OUT OF HIS POCKET AND LICKS IT.

KAI
(putting pen to paper)

Stipulation one.

EXT. A RAMBLER - DAY

(ABBY, BREWER, CHASE, DINA, KAI, TJ)

CHASE IS STANDING BEHIND THE OPEN TRUNK OF HIS CAR. AS HE
CLOSES IT, A RAMBLER BECOMES VISIBLE. CHASE GRABS HIS
SUITCASE AND STARTS UP THE DRIVEWAY

CHASE

It's beautiful. It's amazing. And now,
it's mine.

CHASE OPENS THE FRONT DOOR AND STEPS INSIDE THE ENTRY,
SETTING HIS SUITCASE ON THE FLOOR.

CHASE (CONT'D)

I've never really believed it when
I've told my client that dreams and
reality converge... but it's true. It
is absolutely true. My dream, through
the most bizarre of circumstances, is
now a reality.

CHASE WALKS OVER TO THE FRONT WINDOW.

CHASE (CONT'D)

It is... it is... it is just so
perfect. There is nothing that can
ruin this beautiful, beautiful day.
Absolutely nothing.

A LOUD HONK PIERCES THE SILENCE AS A SEMI-TRAILER TOWING A CAR AND A HOT DOG CART PULL UP TO THE PROPERTY. THE WINDOW OF THE SEMI ROLLS DOWN, AND BREWER WAVES.

BREWER

Helllllooooooo, neighbor!

CHASE OPENS THE FRONT DOOR AS BREWER ENTERS.

CHASE

Please don't tell me that you inherited any part of this house from Helen.

BREWER

Swear on my life, I don't even own a single square inch of the house. But you are looking at the new owner of the beautiful, sprawling property on which this house sits.

BREWER HANDS CHASE HER LETTER, WHICH HE QUICKLY REVIEWS.
BREWER POINTS OUTSIDE AT THE SEMI.

BREWER (CONT'D)

On the outside, it may look like an ordinary semi with a bad paint job and some scratches here and there. On the inside, however, is my home.

CHASE

You live in there? In that truck?

BREWER

For almost eight years now. It has running water, electricity, internet, and forced air heat.

CHASE

Where are you planning on parking it?

BREWER

Anywhere I like. The land is mine.

Don't worry, though, because as much as I'd like to, I can't evict you. And you can't evict me. Now if you'll excuse me, I'm going to stroll around my new acreage like a newly-crowned prom queen.

BREWER OPENS THE DOOR, FINDING TJ AND DINA STANDING ON THE DOORSTEP.

DINA

Are you Helen's kids?

CHASE

No. Who are you guys and why are you here?

DINA

I'm Dina and this is TJ. We read in the obituaries that Helen passed away.

BREWER

Well it's too late to say good-bye now. She ain't coming back. So thanks for coming by.

TJ

We actually came here for a different reason.

(MORE)

TJ (CONT'D)

Dina and I are being forced to move, so we looked in the obits to find properties that might be available to rent for a while until the family decides to sell it or whatever. When we drove down the street and saw the huge yard, our jaws dropped and we instantly fell in love with it. Out of curiosity, is that junker of a semi always parked in the street?

CHASE

It's not. And this house is not for rent.

DINA

Can we at least look around? Please. It just seems so charming and rad.

CHASE

What the heck, go for it. I haven't even moved in my things yet.

DINA AND TJ WANDER INTO ANOTHER ROOM. ABBY AND KAI APPEAR AT THE DOOR HOLDING A BAMBOO TREE.

ABBY

Welcome home. I wanted to drop by and make sure you were both able to access the property, and Kai said it would be best to have a lawyer present in case you have any questions.

ABBY PLACES THE BAMBOO TREE IN THE ENTRY.

ABBY (CONT'D)

Bamboo is known to attract luck and happiness, so I wish you many years of happiness here on the property.

KAI

One thing that didn't get mentioned during the reading of the will, is, um, the stipulations.

BREWER

The stipulations?

KAI

Yes, the stipulations. In order to preserve your ownership of the property, you must follow all of the stipulations as outlined in the will. Otherwise, the property and the house revert back to the Horseheads.

CHASE

Horseheads?

KAI

Helen's family- the Horseheads.

BREWER
(to herself)

And she was the one saying I have an ugly name?

KAI PRODUCES A DOCUMENT AND BEGINS TO READ ALOUD.

KAI
(looking at Chase)

The first stipulation is titled "Ten
Ten", and it's about money.

BREWER

Ten bucks? No big deal, right Chase?

ABBY

Actually, it's a thousand times more
of a big deal. Helen has a list of ten
cat charities which are entitled to
one thousand dollars, each, in
remembrance of my loving sister.

ABBY FAKES A WRY SMILE AND LOOKS TO THE SKY.

ABBY (CONT'D)

She had such a big heart, my sister.

KAI HANDS THE PAPER TO BREWER.

KAI

Here is the official list. You have
ten days to donate \$1,000 to each of
these charities and submit official
receipts to my office. Otherwise,
you'll have violated the stipulations
and will forfeit your rights under the
will.

ABBY AND KAI WALK OVER TO THE DOOR.

ABBY

And we wouldn't want that to happen,
would we?

ABBY AND KAI EXIT OUT THE FRONT DOOR. TJ AND DINA ENTER THE LIVING ROOM.

DINA

You're a lucky couple to get to call this home. It is such an awesome house that is in mondo-good shape. What I wouldn't give for a chance to live here.

CHASE

How about first and last months rent, and a three thousand dollar deposit payable in five days? And then we're roommates. Deal?

DINA AND TJ HOLD HANDS AND TURN TO CHASE.

DINA

Helllllooooo, roomies!

DINA AND TJ CHARGE BREWER AND CHASE, EMBRACING THEM IN A HUG AS THEY AWKWARDLY JUMP UP AND DOWN TO CELEBRATE.

END OF ACT THREE

FADE OUT.

THE END