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# **Systematic Misrepresentation and Deceptive Address Practices by Landlord**

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**Tenant Address****1. Stephen J. Boerner**

424 N New St., Bethlehem, PA 18018

**Landlord Property Address****2. Landlord Property Address as Per Lease Agreement**

2649 Tifton St. S., Gulfport, FL 33711

Key Items to Note:

- The rental property is identified on the lease as:
  - 2649 Tifton St. S., Gulfport, FL 33711
    - \* This address is the tenant's address through the duration of the lease term.
- The lease required the landlords to enter the "Landlord Address" in five separate instances through the lease agreement.
  - With fields like those for landlord addresses—necessary for tenant notices, monthly rental payments, and similar items—all identified as matching exactly to the rented property's address.
  - The landlord has ensured consistency in fraudulent representation and transparency by:
    - \* Listing the "Landlord Address" as 2649 Tifton St. S., Gulfport, FL 33711, in all five requisite sections of the lease agreement.

**Amarlu Enterprises and Associated Addresses****3. Amarlu Enterprises**

231 Government Ave SW, #3097, Hickory, NC 28603-**3097**

Key Items to Note:

- #3097 does not include "PO" Box"3097 added as a designated USPS delivery zone as secondary four digits to the ZIP code.
- According to USPS records, 28603 is designated solely for PO Box use by the USPS facility in Hickory, NC that manages the PO Boxes at that location.
- This address..

**4. Amarlu Enterprises (Alternate Public Record Address)**

420 18th Ave Lane NW, Hickory, NC 28601

Key Items to Note:

- This address was identified as a preferred, and accurate, mailing address by the Officers of Amarlu Enterprises that being:
  - Luther Rollins, Jr.
  - Mary O. Polk
- These two Officer names of Amarlu Enterprises match the co-landlords self-identified in the executed lease agreement for:
  - 2649 Tifton St. S., Gulfport, FL 33711
  - Amarlu Enterprises, along with Amarlu Company and Amarlu Consulting, was included in a company form submission submitted on July 7, 2023, to the Register of Deeds Office in Catawba County, North Carolina Carolina.
  - This publicly available document is called the Assumed Business Name Certificate.
  - The Assumed Business names enable the Amarlu brands to operate in all counties of North Carolina, allowing them to generate revenue under those public-facing Doing Business As (DBA) names. This permission applies only to the State of North Carolina and inherently comes with the restriction that it pertains only to the counties within the state.

### **Additional Variations of Addresses**

231 Government Ave SW, **PO Box** #3097, Hickory, NC 28603

- The landlord included "PO Box" for the first time
- With the landlord's return now including "PO Box" in a certified mailing to the tenant, this correspondence marked the landlord's second certified communication following the lease's commencement.
  - The certified landlord mailing that contained this return address served as the landlord's certified response to the tenant's certified issuance of the Tenant Dispute letter, which was itself a reply to the landlord's initial certified mailing, the Claims on Security Deposit Notice.

### **Address Provided for Security Deposit Claim Dispute**

#### **7. Landlord's Certified Mailing Address for Security Deposit Claims**

LUTHER ROLLINS, AMARLU ENTERPRISES, 231 Government Ave. SW, #3097, Hickory, NC 28603

#### **Key Items to Note:**

- This address was provided as the return address in the Claim on Security Deposit letter, which instructed the tenant to send certified mail to this location for disputes.
- The incorrect exclusion of “PO Box” for #3097 caused delays in the critical delivery of USPS Certified Mail for the tenant’s certified dispute letter.

### **Mailing Discrepancy Highlighted**

#### **8. Pre-addressed Envelopes for Rent Payments (Tenant Months 2-9)**

Amarlu Enterprises, 231 Government Ave #3094, Hickory, NC 28603

## **0.1 Address Issues and Implications**

### **• Misrepresentation of Address:**

- #3097 is linked exclusively to a **PO Box**, not a commercial suite, based on USPS records for Zip Code 28603.

- The landlord omitted the required “PO Box” designation, creating confusion and delivery issues.

### **• Discrepancy Between Rent Payment and Security Deposit Addresses:**

- Rent payments were sent to 231 Government Ave 3094, Hickory, NC 28602, while disputes were instructed to go to 231 Government Ave SW, #3097, Hickory, NC 28603.

### **• USPS Confirmation:**

- The certified mailing for the Tenant Dispute letter faced delays due to the landlord’s failure to properly format the address. USPS data confirms #3097 is a PO Box address, creating compliance and transparency concerns.

### **• Pattern of Obfuscation:**

- Variations in address formats (e.g., omission of “PO Box,” inconsistent Zip Codes, etc.) and conflicting instructions in lease documents versus official correspondence suggest a deliberate effort to complicate legal and financial communications.

### **Entities Associated with the Address on File**

#### **• Amarlu Enterprises (Primary Entity)**

- Registered Entity in North Carolina.
- Jointly owned by landlords Luther J. Rollins, Jr. and Mary O. Polk.

#### **• Additional Business Names Registered:**

- Amarlu Company
- Amarlu Consultants

#### **• Business Filing Details:**

- Filed on **July 7, 2023**, under NCGS § 66-71.5 in Catawba County, North Carolina.
- Registered by **Donna Hicks Spencer**, Register of Deeds.

**Documented Proof of Tenant Communication and USPS Data****1. USPS Certified Mailing for Tenant Dispute Letter:**

- The tenant used USPS Certified Mail with a “Return Receipt” service.
- USPS confirmed delays due to incorrect address format (missing PO Box designation).

**2. Tenant’ s Monthly Rent Payments:**

- Sent to pre-addressed envelopes provided by the landlord to 231 Government Ave 3094, Hickory, NC 28602.

**3. Claim on Security Deposit Letter:**

- The landlord issued the Claim letter to the tenant but failed to match the proper address designation, causing critical communication challenges.

This expanded list, coupled with the detailed discrepancies, highlights systemic inconsistencies in the landlord’ s address usage, potentially violating statutory requirements for accurate, transparent, and functional communication.