

iMessage
8/8/23, 6:07 PM

Hi Juliana, we are looking for your contract in our email and don't see anything. Happy to sign anything. We are going away Wednesday - Sunday this week so you and your photographer will have the place to take photos and we will have it photo ready for you but won't be here

Edited

Juliana 246 N 3rd - Neighbor & Realtor

Hello!

Thanks for the update! Apologies didn't know you were going away - I can get that to you first thing in the am so it's out of the way

I'll keep you posted each step of the way and send you the listing once we're live on Friday!

Amazing thank you

Melissa

Great thank you so much!!

Juliana 246 N 3rd - Neighbor & Realtor

You're welcome! Excited to get it up and start showing

Melissa

Liked "You're welcome! Excited to get it up and start sho..."

8/9/23, 9:23 AM

Juliana 246 N 3rd - Neighbor & Realtor

Good morning!

Contract is in your inbox:

- 8/11 start date (that's when I'll get the photos back and will list immediately)
- 6 month contract (industry standard, it won't take 6 months to rent I promise, I expect within 30 days)
- \$2400 rent, two parking spots for \$200 each available
- 1 months rent commission

Let me know if I missed anything or if you have any further questions!

Juliana 246 N 3rd - Neighbor & Realtor

Oh last thing - because you share an email address you'll see two links in your inbox, click through both so each of you sign!

Melissa

Thank you so much!!!

Melissa

Do we both sign each or each sign one?

Juliana 246 N 3rd - Neighbor & Realtor

You'll each sign once

If you click the first link you'll see who's name pops up, then the second link will be for the other person

Juliana 246 N 3rd - Neighbor & Realtor

Let me know if that doesn't make sense!

Melissa

Ok got it thank you!

Signed the doc but not sure it went through to completion. Can you please confirm?

Juliana 246 N 3rd - Neighbor & Realtor

It says melissa signed but not you steve - let me resend as now it'll only come through with one link since one of you already signed

8/10/23, 9:14 AM

Juliana 246 N 3rd - Neighbor & Realtor

Good morning! @ steve still waiting on you to sign the contract, just wanted to ensure you knew. Thank you!

Melissa

TY! We will get this done soon! Also just a heads up if you want to open curtains in the main bedroom just open the left side because if you pull on the right it loosens the whole bar 😞😞😞 we need to make a minor adjustment to fix it!!! Sorry about that but didn't want you to be surprised!

Juliana 246 N 3rd - Neighbor & Realtor

No problem thanks for the heads up!

It keeps making me sign as melissa. Can you send for my signature to my personal email I wonder if that will work

Stephen.Boerner@gmail.com

Juliana 246 N 3rd - Neighbor & Realtor

Ok check now!

Signed!

Juliana 246 N 3rd - Neighbor & Realtor

Got it thank you!

8/10/23, 2:09 PM

Juliana 246 N 3rd - Neighbor & Realtor

Hello! It's pouring down rain here so the photographer and I made a judgment call to push photos to tomorrow (and then I can list Sat!). With your gorgeous windows I think having a blue sky and the natural sunlight is really important to capture!

Juliana 246 N 3rd - Neighbor & Realtor

I hope that's ok!

Melissa

Yes absolutely ok! We trust you and thank you for helping us get the best photos we can!!!

Juliana 246 N 3rd - Neighbor & Realtor

Loved "Yes absolutely ok! We trust you and thank you for ..."

8/11/23, 11:11 AM

Melissa

Hi Juliana! Good morning and hope all goes well today! Also wanted to ask if you have a recommendation for carpet cleaning service? Definitely want to get a good clean before we rent to get the dog hair up!! Thank you!

8/11/23, 12:30 PM

Juliana 246 N 3rd - Neighbor & Realtor

Hello!

I've used this company for one of my rentals and had a good experience!

Juliana 246 N 3rd - Neighbor & Realtor

*Attachment stored in iCloud:
IMG_5589.jpeg (Image)*

Juliana 246 N 3rd - Neighbor & Realtor

Will text you today post photo shoot when we're done - it's a beautiful day here very glad we waited!

8/11/23, 1:48 PM

Juliana 246 N 3rd - Neighbor & Realtor

Photos done! We moved a few things around but I believe everything is back where it should be! He said we should get the photos back tomorrow 😊

Melissa

Hi thank you so much for this update and for the carpet cleaning rec!!! Yay so glad photos turned out well and no worries about moving anything!!! Thank you 🙏

8/12/23, 2:02 PM

Juliana 246 N 3rd - Neighbor & Realtor

<https://panorama-motions.aryeo.com/sites/daomrpj/unbranded>

Juliana 246 N 3rd - Neighbor & Realtor

Photos are in! We did some with the dining room seating and some without - when I'm at my computer I'll sift through and choose the best ones 😊

These all look so legit

Juliana 246 N 3rd - Neighbor & Realtor

The light is amazing 🥰

Melissa

WOW!!! These are incredible!!! Thank you so much!!!

8/15/23, 4:22 PM

Juliana 246 N 3rd - Neighbor & Realtor

Hello! Did you both just get the showingtime request for Friday?

Melissa

Hiii yes just came through in a separate text!!! TY!

Melissa

We will make sure place is cleaned up and we (including Lucy) are out of the unit

Melissa

Air master coming this Thursday to replace hvac unit!

Melissa

So we are all good :)

Juliana 246 N 3rd - Neighbor & Realtor

Perfect. It'll be me showing the unit so I can give feedback once I'm done. I have a few other inquiries I'm working on scheduling too and will do the same (put through showingtime) when I get them!

Juliana 246 N 3rd - Neighbor & Realtor

You can go ahead and click confirm - do you see that option in your text?

Juliana 246 N 3rd - Neighbor & Realtor

Loved "Air master coming this Thursday to replace hvac un..."

Juliana 246 N 3rd - Neighbor & Realtor

Liked "We will make sure place is cleaned up and we (incl..."

Melissa

Oh let me look thank you!!

Melissa

Just confirmed!!!

Juliana 246 N 3rd - Neighbor & Realtor

Perfect - if one comes through that doesn't work time wise text me!

Melissa

Ok definitely! Ok air master can't come Thursday per Karen our building manager but I'll let you know when it's scheduled

Juliana 246 N 3rd - Neighbor & Realtor

Ah sorry to hear! And ok keep me posted

Melissa

I know ugh 😞😞😞

8/16/23, 8:11 AM

Juliana 246 N 3rd - Neighbor & Realtor

Good morning!

I have two more showings set up for Friday - in total 3! 12:45, 1pm and 1:15pm

I should be done around 1:30 if that is ok for you?

Yes!

Juliana 246 N 3rd - Neighbor & Realtor

Loved "Yes!"

Melissa

Yes I'm accepting now

Juliana 246 N 3rd - Neighbor & Realtor

Liked "Yes I'm accepting now"

8/16/23, 10:45 AM

Juliana 246 N 3rd - Neighbor & Realtor

Just added one more showing for 12:30 on Friday!

Melissa

Liked "Just added one more showing for 12:30 on Friday!"

8/18/23, 8:59 AM

Juliana 246 N 3rd - Neighbor & Realtor

Good morning! My day got turned around a bit - ok to show from 5-6 instead today? To clarify, no afternoon showings!

Chaotic settlement day for another client...

Melissa

Sure so no 1230-130 but 5-6?

Juliana 246 N 3rd - Neighbor & Realtor

Correct)

Juliana 246 N 3rd - Neighbor & Realtor

*!

Melissa

Sounds good!!

Juliana 246 N 3rd - Neighbor & Realtor

Perfect thanks for your flexibility!

Melissa

No problem!!

8/18/23, 5:59 PM

Juliana 246 N 3rd - Neighbor & Realtor

All done! I think I got all of the lights and your door is locked. Showed 4 times and it sounds like at least 1 or 2 will text me to apply. As soon as I get an app I'll text you to go over - and I'll keep you posted on other showings too!

All we need is one!

Thank you we are heading back now. I'm really appreciate all the help.

Juliana 246 N 3rd - Neighbor & Realtor

Loved "All we need is one!"

Juliana 246 N 3rd - Neighbor & Realtor

You're welcome!!

Melissa

This is amazing thank you so much!!

Juliana 246 N 3rd - Neighbor & Realtor

Loved "This is amazing thank you so much!!"

Melissa

Next thurs and Friday is hvac installment so we can't do any showings

Juliana 246 N 3rd - Neighbor & Realtor

Noted! Hopefully we're rented by then 😊

Melissa

Loved "Noted! Hopefully we're rented by then 😊"

8/19/23, 9:15 AM

Juliana 246 N 3rd - Neighbor & Realtor

Good morning! Just sent you a set of apps to review! I'll be driving closer to 10am if you wanted to hop on a call later this am

8/19/23, 11:33 AM

Melissa

Loved "Good morning! Just sent you a set of apps to review..."

Melissa

Thank you so much!! Been trying to load the apps at work but our service here isn't great!! I'll keep trying to take a look!

Juliana 246 N 3rd - Neighbor & Realtor

No rush - feel free to check them out when you're in a better service spot.

Melissa

Liked "No rush - feel free to check them out when you're ..."

8/20/23, 9:37 AM

Juliana 246 N 3rd - Neighbor & Realtor

Good morning! Were you able to look over the applications?

Melissa

Yes I briefly looked! I don't see anything alarming but also I am new at this so not sure what to look for exactly besides finances

Reviewed this morning. I suppose for me it comes down to what window of time we have to say yes or no and what kind of pipeline is coming up in terms of requests to tour.

I would love to pick the first decent people that come through (to which I view them as just above average in terms of ideal applicants) but I'm weighing the risk of saying no in hopes of stronger apps this upcoming week. Looking for a little guidance on weighing the risks

Juliana 246 N 3rd - Neighbor & Realtor

I often feel it's not worth waiting for more apps if the ones we have are strong and with no red flags.

They didn't have any move in requests (aside from the standard cleaning) - and no pets is usually less wear and tear on a home.

I do feel they'd take care of the unit!

As of now no other person from Friday has asked for an app and I only have had one more inquiry come in for a showing.

If they were 100% committed to both spots that would also help with their application but the email says they have interest but not certain

Juliana 246 N 3rd - Neighbor & Realtor

They would like both spots

Juliana 246 N 3rd - Neighbor & Realtor

I'm sorry I didn't word that clearly enough

Could we charge more for the early move in request. That would cause us some issues but possibly doable

Juliana 246 N 3rd - Neighbor & Realtor

Earlier than 10-1? They said they could do 10/1 but if a few days earlier could work that would be great.

Any early move is typically prorated by the day. But if not possible don't stress!

The biggest upside is they seem low maintenance and given how high maintenance this place can feel, the right couple won't cause a stink. The nightmare is high maintenance and we are in Florida

Juliana 246 N 3rd - Neighbor & Realtor

Of course I completely understand

Melissa

Yes completely agree with everything steve thank you too juliana for walking us through this process

Juliana 246 N 3rd - Neighbor & Realtor

Of course you're asking great questions and bringing up important points

Juliana 246 N 3rd - Neighbor & Realtor

Let me know what other questions and or concerns you may have!

Ok what's our decision window for these applicants?

Juliana 246 N 3rd - Neighbor & Realtor

I would advise we get back to them today

Ok

Melissa

Juliana did you like them as people 😊

Juliana 246 N 3rd - Neighbor & Realtor

I did! They asked a lot of questions - so super thorough. And I explained that there are two hvac systems, the elevator is new, how the parking worked, they asked about pests/bugs and I said it's the city so expect one every once in a while and they didn't flinch over that

<https://www.witherup.org/>

Style points ^

It's a green light from us

Juliana 246 N 3rd - Neighbor & Realtor

Super cool!

You can let them know. Let's move forward

Juliana 246 N 3rd - Neighbor & Realtor

Awesome. I'm about to meet my 11am client - I'll text them to ensure they want to move forward then I'll send you a sample lease that we'll work on together

Awesome thank you. This has been so easy

Juliana 246 N 3rd - Neighbor & Realtor

Loved "Awesome thank you. This has been so easy"

Juliana 246 N 3rd - Neighbor & Realtor

That's always the goal 🙏

Melissa

Amazing thanks for this info and they sound like a good fit!!!

Juliana 246 N 3rd - Neighbor & Realtor

Loved "Amazing thanks for this info and they sound like a..."

Juliana 246 N 3rd - Neighbor & Realtor

I'll let you know when I hear back!

Juliana 246 N 3rd - Neighbor & Realtor

They want to move forward 😊. If I don't get a draft lease to you this afternoon I will first thing tomorrow!

Hell yea! This is awesome news.

What a relief!

Juliana 246 N 3rd - Neighbor & Realtor

Loved "Hell yea! This is awesome news. "

8/20/23, 12:39 PM

Melissa

Great news thank you so much!!!

8/21/23, 12:39 PM

Juliana 246 N 3rd - Neighbor & Realtor

Hello! I wanted to check in to see if you've had a chance to review the lease email I sent?

Reviewing now

Ok replied.

Juliana 246 N 3rd - Neighbor & Realtor

Thank you! Finishing up a showing then will be back at my computer

Great and if you have a link handy that gets us started that would help. Sure we can find it but just so much going on it would help. If there is a link or direction please provide in email for us both to see thank you

Juliana 246 N 3rd - Neighbor & Realtor

Hello! Link for the rental license?

Juliana 246 N 3rd - Neighbor & Realtor

And to clarify when you get packages sent to 246 do you use 4c or 4d?

Or anything philly required

4D

Never 4C

Juliana 246 N 3rd - Neighbor & Realtor

Liked "4D"

Juliana 246 N 3rd - Neighbor & Realtor

Liked "Never 4C"

Juliana 246 N 3rd - Neighbor & Realtor

Let me modify the lease then I'll send you more info on that

Liked "Let me modify the lease then I'll send you more in..."

8/22/23, 8:18 AM

Juliana 246 N 3rd - Neighbor & Realtor

Good morning! Looks like your tenants signed the lease this am - just need you two to sign to finalize! 😊

Ok we will sign today. Apartments .com had a technical error yesterday and I'll have to call today for ID verification of it's not working again.

Juliana 246 N 3rd - Neighbor & Realtor

Perfect! Keep me posted.

8/22/23, 11:00 AM

so annoying apartments .com can't verify me over the phone bc of an old credit freeze with trans union. I had it removed before we bought the condo.

I have to call them sometime today, remove the credit freeze assuming that's why I can't get verified, then call apartments back and request a supervisor

alternatively can I use melissa instead maybe that will work? Or does it verify both of us

Juliana 246 N 3rd - Neighbor & Realtor

Unsure I've only ever done it for myself! Sorry I can't be of more help with that!

8/24/23, 4:07 PM

We can't get around the apartments .com issue. They said it was maybe bc of a freeze on my credit with trans union but that was something I removed before we bought 4D. Do you have alternatives and can we do an addendum to the lease to note the change should we not use apartments .com

Juliana 246 N 3rd - Neighbor & Realtor

That's fine! You can use whatever method you'd like - that was just a suggestion.

Ok and the lease saying apartment .com and not using it is okay?
Do you have alternatives you've used?

Juliana 246 N 3rd - Neighbor & Realtor

I can modify when you decide what you want to use.

You can use Venmo, PayPal, zelle - lawyers just frown upon them should you have to evict (which I doubt is the case but you can do some research!) you can also do a check!

Ok let's opt to use Venmo. I'm okay with the eviction risk

Do you suggest I reply to your email and provide it there?

To Ethan and Katie

Juliana 246 N 3rd - Neighbor & Realtor

Yes! I would advise you to have them send \$1 first, you confirm receipt and then send the rest

Juliana 246 N 3rd - Neighbor & Realtor

I'll send the lease back out with that slight adjustment - you'll All just need to initial

Ok. Great then we are done done?

Juliana 246 N 3rd - Neighbor & Realtor

Until move in day!

Yep okay. You are the very best at this thank you for everything

Juliana 246 N 3rd - Neighbor & Realtor

As a recap:

- you'll send an email so they can Venmo you
- I'll reply all once Kurfiss gets their check
- you'll get the apt professionally cleaned upon move out
- you'll leave parking clickers, passes, a front door key, unit door key and mailbox key
- they'll put electric in their names for 10/1 and provide you with their renters insurance
- you're still working on your rental license

Yes and lead inspection melissa checked off the other day

On it! Thank you

Juliana 246 N 3rd - Neighbor & Realtor

Awesome! Just wanted everything in one place for you 😊

so helpful

8/30/23, 8:02 AM

Attachment stored in iCloud:
71508975645__F451F3DC-2514-4B7B-83D7-1D920D83F3B3.JPG (Image)

Hi Juliana, renters sent us your check. Are you around today to hand it off? I'm at cafe ole at the moment but can meet any time today

8/30/23, 9:14 AM

Juliana 246 N 3rd - Neighbor & Realtor

Good morning! I'm in and out most of the day then leaving for a flight at 2, perhaps you could hold on to it until next week?

You can also put it under my mat (5a) if easier! I should be back around 1/2 to finish packing to head out!

8/30/23, 10:45 AM

It's under your mat at 5A

Juliana 246 N 3rd - Neighbor & Realtor

Thank you!

5/9/24, 6:44 PM

Attachment stored in iCloud:
IMG_4480.jpg (Image)

Hi Juliana, nice chatting with you.

And thanks for offering to run a hypothetical financial scenario on a selling price of \$450,000.

The principal amount is in the screenshot. It's showing as \$347,598.82

I'll get a feel for the tenants interest in renewing which will be more details to consider

Included melissa so we are all on the same page. Not sure which email address you have for us, but the shorter easier one to use is:

Stephen.Boerner@gmail.com

Then I just share/forward to Melissa

5/10/24, 2:20 PM

Juliana 246 N 3rd - Neighbor & Realtor

Thanks for the info! Just sent it over to you

Melissa

Thank you so much!

Juliana 246 N 3rd - Neighbor & Realtor

No problem!

5/13/24, 9:53 AM

Juliana, happy Monday. Mr Cooper said our loan rate is not assumable per our closing document disclosures so that's unfortunate but not a deal breaker, right?

Juliana 246 N 3rd - Neighbor & Realtor

Not at all! Would have been a nice bonus/selling point.

5/28/24, 8:28 AM

Juliana 246 N 3rd - Neighbor & Realtor

Morning! Looks like the perfect weather for a photoshoot - see you two closer to 10am!

5/28/24, 10:31 AM

juliana, i'm confused sorry we didn't schedule a photoshoot. what am i missing? you also have all the pictures from our rental listing so when/if we list, can we use that?

we are in florida and have the tenants there

Juliana 246 N 3rd - Neighbor & Realtor

! I'm so sorry I meant to send that to another melissa and I was wondering why they weren't answering me!

Juliana 246 N 3rd - Neighbor & Realtor

Ignore!!

ok phew haha