

OPENING DETAIL:  
ATTENTION:

Landlords of 2649 Tifton St. S. Gulfport, FL 33711

Owners and Operators of Amarlu Enterprises

Your professional occupation is as a lawyer. I, your prior tenant, have no legal background. Therefore, with no intentional disrespect, I this document was written to provide you with an education on Florida's landlord-tenant laws and statutes that govern our lease agreement.

In preparing this letter, I considered several factors. First, I considered your professional role as a lawyer, which your tenants were aware of from before the start of the lease. Your listing agent, Zach Steinberger, initially communicated this fact, and then you also explicitly documented it in the lease agreement by the email address you inputted. You further reiterated this fact to me during your April 2024 on-site inspection of the home I rented from you, but I digress there.

Further details for me to note while writing this second tenant dispute letter include that landlords Luther Rollins, Jr. and Mary O. Polk are not just individuals on a lease agreement; they are residents of North Carolina and business partners operating a series of successful small companies in North Carolina, all sharing the brand they have created, Amarlu.

I considered the three Amarlu companies as well in the articulation of this letter. Amarlu Enterprises was worthy of such contemplation. Amarlu Enterprises was the instructed recipient of the large majority of the checks I personally wrote, on time, in the full amount of \$4,500 per month. I recalled writing eight checks to Amarlu Enterprises. In fact, in a 10-month lease term, with cashiers check paying off the first month, the last month, the security deposit, and the pet deposit, that only leaves eight month of rent checks to write, and only eight checks total plus the single cashiers check at the time of lease signing.

The cashier's check I mentioned. Your listing agent, Zach Steinberger, provided written instructions to make it payable to Luther Rollins, Jr. This name matches one of the landlords on the lease. This name matches the deed to the house I rented. This name matches the parcel data provided to me through the Freedom of Information Act, thanks to dedicated citizens and the character of our local government servants willing to participate.

In full, Amarlu Enterprises received \$36,000 of the combined \$50,000 written from either a personal check of mine or a cashiers check that withdrew from the same account.

I am no accountant, but the financial records are speaking pretty clearly this time. They state that during my stay at 2649 Tifton St. S. Gulfport, FL 33711, I was the provider of revenue to one company. During the same stay, they tell me, I was the provider of income to one individual.

Amarlu Enterprises was that company. Luther Rollins, Jr. was that individual.

However, Amarlu Enterprises isn't approved to conduct business in the State of Florida. And they aren't even in the lease agreement. And they were never introduced to the lease as an addendum the moment Luther Rollins, Jr. instructed the tenants to kick off the monthly sequence of writing, and mailing, monthly rent checks by taking note of the the pre-stamped, pre-addressed envelopes in our mailbox, write checks to the same company you see printed on the front of the envelopes, Amarlu Enterprises, and send it off to the address also printed on the envelopes provided. That ensured months 2-8 of the lease agreement saw to it that as much money could come from the state of Florida, and into North Carolina, and into the bank account of Amarlu Enterprises, not Luther Rollins, Jr. and certainly not Luther Rollins, Jr. of 2649 Tifton St. St. S. Gulfport FL 33711. For if I had gone looking for, found, and followed the instructions included in the signed lease agreement for where to remit monthly rent to, well, as absurd as it sounds, my checks, once they hit the mail, would have been turned around and brought right back to me. For you see, the instructions in the lease for everything from maintenance requests, to where to send rent payments, uses what the lease calls fields designated for the "landlord address". But when the landlord decided to use the same address for "landlord address" as that tenant's residence they are renting from the landlord, then you have two parties, tenants and landlords, with only one address used. You used 2649 Tifton St. St. S. Gulfport FL 33711 in five separate locations when filling out the landlord address. This document cites the exact locations, section numbers, and more, all for your review.

Once again, I'm no accountant, and I've only heard the term "cooking the books." At this moment, I realize I'm not just educating you on the law; you were educating anyone willing to investigate it, and that happened to be me.

My act of 'following the breadcrumbs' led me to see more, explore more, and see more, and explore. It led me to a series of valuable lessons as I dug deeper. Each crumb I crossed, I learned to a different lesson. Each crumb told of a new detail, that once collected as a whole, reconfigured the history of where they came from and how they got where they are today.

These individual lessons amounted to having a firm grasp on one thing: To be on guard. To be investigative of the most intelligent chefs,

those that run the cleanest kitchens with the most well-baked processes, procedures, and recipes down pat.

Rot comes with an obvious smell, but it's the moral rot, often hidden in the backs of fridges by the chef himself, that is the rot you can't immediately smell. You don't see immediately; it's the chef hiding moral decay, hiding it in the backs of each fridge, positioning themselves to obscure certain views or access, putting on a face, saying the right things.

All that until a clever rat sneaks into the kitchen, a rat with a nose for moral decay, a rat with an appetite others can't detect and, if they could, wouldn't desire. For he knows that when you sprinkle it with some of the chef's leftover bread crumbs, adding a touch of sour execution, it only takes a crafty rat to regret the day.