

Messages - 2024-12-04 01 01 39 - Luther Rollins															
Chat Session	Message Date	Delivered Date	Read Date	Edited Date	Service	Type	Sender ID	Sender Name	Status	Replying to	Subject	Text		Attachment	Attachment type
Luther Rollins	2023-10-29 11:16:00				SMS	Outgoing			Sent			Hi Luther,  Melissa will meet you at 1pm.  I will not be able to make it, but wanted to thank you again for thinking of us. We really appreciate it. Sunday just became much more exciting and Melissa was thrilled.  Enjoy the rest of your Sunday and we will sync up shortly.			
Luther Rollins	2023-10-31 17:38:44		2023-10-31 19:45:26		SMS	Incoming	13142697670	Luther Rollins	Read			Hope you're having a good move in. Call if you have any questions. 🥰 Luther & Mary			
Luther Rollins	2023-10-31 19:46:23				SMS	Outgoing			Sent			Thank you! We are feeling right at home and very happy to be settling in. No question come to mind. I will certainly reach out as needed			
Luther Rollins	2023-10-31 22:59:07		2023-10-31 23:06:28		SMS	Incoming	13142697670	Luther Rollins	Read			Great! Enjoy			
Luther Rollins	2023-11-23 12:23:19		2023-11-23 12:57:04		SMS	Incoming	13142697670	Luther Rollins	Read			Happy Thanksgiving! Hope all is well and you are enjoying the house & life in Gulfport!!!			
Luther Rollins	2023-11-23 13:00:20				SMS	Outgoing			Sent			We are loving it! House is great and we always busy going somewhere fun and really enjoying being here. Happy Thanksgiving to you as well			
Luther Rollins	2023-11-23 13:46:32				SMS	Outgoing			Sent			Certainly not today, but would you mind sharing the process for paying monthly rent? We can't find that in our notes whether sending digitally or check by mail. Flexible in general to your preference			
Luther Rollins	2023-11-23 16:13:17		2023-11-23 16:25:44		SMS	Incoming	13142697670	Luther Rollins	Read			No problem. Will send you mailing info. Glad you are enjoying everything. 🍷🥰			
Luther Rollins	2023-11-29 19:30:11				SMS	Outgoing			Sent			Hi Luther, please share the best way to expedite monthly rent payment			
Luther Rollins	2023-11-29 19:45:25		2023-11-29 19:46:39		SMS	Incoming	13142697670	Luther Rollins	Read			Hi I sent you a Priority mail with plg. with addressed envelopes and instructions for sending rent checks to me. Pls. let me know if you have not received. Thanks!			
Luther Rollins	2023-11-29 19:47:34				SMS	Outgoing			Sent			Ah ok thanks for telling me we were away and just walked in the house. I will absolutely take care of this. I wasn't sure the process you preferred			
Luther Rollins	2023-11-29 19:47:48				SMS	Outgoing			Sent			If I missed this prior my apologies			
Luther Rollins	2023-11-29 20:17:40				SMS	Outgoing			Sent			Got the envelopes. Sending tomorrow			
Luther Rollins	2023-11-29 21:01:17		2023-11-29 21:01:35		SMS	Incoming	13142697670	Luther Rollins	Read			No problem. Thanks much!			
Luther Rollins	2023-12-01 16:10:24				SMS	Outgoing			Sent			Luther,  The rent check was mailed yesterday and made it in time to head your way as of yesterday's standard mail delivery.  Now that we have the envelopes and know the system you prefer, timing won't be an issue. Wanted you to know to keep an eye out for it.  That is our 'month 2' rental payment. After delivery, we will have paid months 1, 2, and 10 of 10 total months by our records.			
Luther Rollins	2023-12-01 17:33:05		2023-12-01 17:33:27		SMS	Incoming	13142697670	Luther Rollins	Read			Hi Stephen, Thanks! I will confirm to you in writing when I receive the rent check.			
Luther Rollins	2023-12-01 17:34:31				SMS	Outgoing			Sent			Thank you. That would be great. have a nice weekend			
Luther Rollins	2023-12-05 17:02:29		2023-12-05 17:04:41		SMS	Incoming	13142697670	Luther Rollins	Read			Stephen & Melissa—your Dec. 2023 rent chk for 2649 Tifton was received on time and much appreciated. 🥰 Thanks. Luther			
Luther Rollins	2023-12-05 17:04:45				SMS	Outgoing			Sent			Thank you			
Luther Rollins	2023-12-05 17:04:52				SMS	Outgoing			Sent			Next one will arrive earlier			
Luther Rollins	2023-12-25 09:57:13		2023-12-25 12:14:39		SMS	Incoming	13142697670	Luther Rollins	Read			Merry Christmas!!! 🎅🎄🥰			
Luther Rollins	2023-12-25 12:14:51				SMS	Outgoing			Sent			Merry Christmas to you and yours :)			
Luther Rollins	2023-12-28 14:24:31				SMS	Outgoing			Sent			Luther, we just dropped the rent check / envelope for January 2024 in the mail just now. We are in Philadelphia currently so it shouldn't be long			
Luther Rollins	2023-12-28 16:52:50	2023-12-28 21:57:26	2023-12-28 21:57:25		SMS	Incoming	13142697670	Luther Rollins	Read			Thanks! I will be on the lookout for it in the mail.And will confirm when I receive.			
Luther Rollins	2024-01-03 17:35:47		2024-01-03 21:41:13		SMS	Incoming	13142697670	Luther Rollins	Read			Stephen & Melissa, Happy New Year! Received your January 2024 rent check #151 on time. Thanks!!!			
Luther Rollins	2024-01-08 16:33:06				SMS	Outgoing			Sent			Hi Luther, Thank you the holiday card we really appreciate the kind words and you both being so welcoming. We are really enjoying the home and are looking forward to a continuation of fun and home in Gulfport. What a fantastic community.			
Luther Rollins	2024-01-08 18:10:51		2024-01-08 18:36:00		SMS	Incoming	13142697670	Luther Rollins	Read			Great! Hopefully we will all have a healthy and prosperous 2024!!! Eagles v. Blues! playoff game🏒 to start the new year. Life is good!🥰👍			
Luther Rollins	2024-01-10 20:21:21				SMS	Outgoing			Sent			Hi Luther, yes, and I will be there for the game Monday. I'll represent Philly with class, but not TOO much class! :~)  Go birds!  Also, i wanted to get your advice on the kitchen sink.  It's gradually gotten worse with ongoing clogging on the left side.  I've tried multiple de-clogging products. Some worked but only rarely. Now, nothing really works.  Any little bit of water will sit and drain only after about 24 hours so we can only effectively use the right side of the sink to avoid water building up on the left.  I'd be happy to run with any handy requirements within the bounds of basic handyman quick fix skills that you may be aware of, but, respectfully, I wouldn't want to tinker with anything more than basic de-cloggers fluids when dealing with plumbing, pipes, etc that don't belong to me. Open to any insights and advice. Thank you. Everything else is perfect. Loving it			
Luther Rollins	2024-01-25 19:59:10				SMS	Outgoing			Sent			Hi Luther, the rent check went out in yesterday's mail for this month. I also resolved the kitchen drain. She is draining perfectly. No longer an issue. Thank you. Have a good evening :)			
Luther Rollins	2024-01-26 00:22:34		2024-01-26 00:22:39		SMS	Incoming	13142697670	Luther Rollins	Read			Great!!!👍 Thanks for the update and I will confirm when receive the check. Have a great weekend!			
Luther Rollins	2024-01-27 19:24:58				SMS	Outgoing			Sent			we just opened our mailbox and ups did not take our rent envelope address to you. I am taking it to post office tomorrow.			
Luther Rollins	2024-01-29 06:59:50		2024-01-29 12:40:51		SMS	Incoming	13142697670	Luther Rollins	Read			Okay. I'll let you know when I receive it.👍			
Luther Rollins	2023-02-01 13:20:41		2024-02-01 13:59:58		SMS	Incoming	13142697670	Luther Rollins	Read			Hi, Hope all is well. February 2024 rent check received today. Thank you👍			
Luther Rollins	2024-02-01 14:00:15				SMS	Outgoing			Sent			Great thank you.			
Luther Rollins	2024-02-27 16:00:14				SMS	Outgoing			Sent			Hi Luther, March 2024 rent check went out today. Thank you.			
Luther Rollins	2024-02-27 18:15:22		2024-02-27 18:21:03		SMS	Incoming	13142697670	Luther Rollins	Read			I'll text you when I receive. Thanks!			
Luther Rollins	2024-03-03 21:23:08		2024-03-03 21:50:19		SMS	Incoming	13142697670	Luther Rollins	Read			Hi, Hope you all had a great weekend! Received the rent check on time. Thanks			
Luther Rollins	2024-03-26 12:02:55				SMS	Outgoing			Sent			Hi Luther, we had a break-in last night. We are okay and the man was arrested at 3:30am just this morning. The police were on site, report filed, and charges pressed. Initially, it was 'trespassing' per the police but I just found evidence he had intent to steal. So I am calling to alter			
Luther Rollins	2024-03-26 15:23:22	2024-03-26 15:25:28	2024-03-26 16:06:42		SMS	Incoming	13142697670	Luther Rollins	Read			Absolutely. Document with the police and take photos. Glad you are okay and the perpetrator was caught. Please call me today when you are available. We've never had any activity like this in the past.			
Luther Rollins	2024-03-26 18:19:03				SMS	Outgoing			Sent					IMG_3326.heic	Image
Luther Rollins	2024-03-26 18:19:03				SMS	Outgoing			Sent					IMG_3327.heic	Image
Luther Rollins	2024-03-26 18:19:03				SMS	Outgoing			Sent					IMG_3341.heic	Image
Luther Rollins	2024-03-26 18:19:13				SMS	Outgoing			Sent					IMG_3342.heic	Image
Luther Rollins	2024-03-26 18:19:13				SMS	Outgoing			Sent					IMG_3343.heic	Image
Luther Rollins	2024-03-26 18:19:24				SMS	Outgoing			Sent					IMG_3344.heic	Image
Luther Rollins	2024-03-26 18:19:24				SMS	Outgoing			Sent					IMG_3345.heic	Image
Luther Rollins	2024-03-26 18:19:24				SMS	Outgoing			Sent					IMG_3348.heic	Image
Luther Rollins	2024-03-26 18:20:20				SMS	Outgoing			Sent					IMG_3317.heic	Image
Luther Rollins	2024-03-26 18:21:22				SMS	Outgoing			Sent			That's the bulk of the pictures I took.			
Luther Rollins	2024-03-28 17:59:26				SMS	Outgoing			Sent					RPRReply_Final1711660961.MP4	Attachment
Luther Rollins	2024-03-28 17:59:26				SMS	Outgoing			Sent			Luther, sharing this rap sheet of the man who entered our home. It's terrifying to press charges even though I told the officer "yes" to charges pressed for trespassing. I don't know if that created a charge or if I have actions to take to do so.  I spoke to an attorney here. After digging in, he advised me to back off, considering he has no assets and acts with violence often. He said I was likely to create risk by going after him, which I didn't like hearing.  The adrenaline has worn off, and we both realize how dangerous the other night was and how lucky we were.  Now, knowing what I know about his background, I'm worried about us living here. I think it will dissipate in time, but I need to decide what to do vs what not to do.  Either way, I'd like to get cameras to alert us with motion detectors, and I can buy those if you agree. They will be attachable to the exterior but not cameras requiring drilling. Ring cameras have worked for me before.  We'd also feel safer with metal, lockable gates.  As of now, they don't lock, and he knows that.  He got a DUI the same night (the police told me), but today, his car is gone from his driveway, so he is driving—no regard for much.  And I'm skeptical the DUI was even given as the DUI as the cops seemed to know and like him. His mindset is vengeful, and no one can tell me we aren't on his hit list for pressing trespassing charges. The attorney also said I couldn't prove he intended to steal anything, so burgla			

Luther Rollins	2024-03-28 21:29:48		2024-03-28 22:36:15		SMS	Incoming	13142697670	Luther Rollins	Read				The perpetrator sounds like a bad person and repeat petty criminal. I hear you and agree it might be best to not press charges. And hopefully never see this guy again. The city and society don't really have a good answer re what punishment for people like that. No respect for of I'm okay with you getting motion detector cameras as long as no drilling. Other renters have installed them up here. Also maybe put a plastic sign in the yard that says video surveillance. Might be a deterrent too. Let's hope in the end this is an isolated and 1-time only event. I plan to come down in April and check things.			
Luther Rollins	2024-04-03 13:38:31		2024-04-03 15:25:38		SMS	Incoming	13142697670	Luther Rollins	Read				Received April 2024 rent check PNC Chk #216. Thanks! Look forward to seeing you later this month.			
Luther Rollins	2024-04-03 15:25:44				SMS	Outgoing			Sent				Great			
Luther Rollins	2024-04-19 10:11:20		2024-04-19 10:15:45		SMS	Incoming	13142697670	Luther Rollins	Read				Hi Stephen and Melissa, I will be in St. Pete this Sunday and Monday. Will stop and check on the house and would love to have a coffee or glass of wine with you if your schedule permits. Thanks!			
Luther Rollins	2024-04-19 10:17:55				SMS	Outgoing			Sent				Hi Luther, could we please schedule for Monday and I can meet somewhere for coffee or meet at the house. We have plenty of wine and coffee at the house			
Luther Rollins	2024-04-19 10:40:55				SMS	Outgoing			Sent				We can not do Sunday we have company here that leaves after a dinner Sunday eve. we are hosting currently			
Luther Rollins	2024-04-19 10:41:14				SMS	Outgoing			Sent				But Monday is wide open. Feel free to pick the best time for you.			
Luther Rollins	2024-04-19 10:43:48		2024-04-19 11:09:51		SMS	Incoming	13142697670	Luther Rollins	Read				Sounds good. I will probably want to briefly check out the front & back yards on Sunday re maintenance.			
Luther Rollins	2024-04-19 11:10:44				SMS	Outgoing			Sent				Ok what time will that be? Can let me know later no rush			
Luther Rollins	2024-04-19 12:23:50		2024-04-19 12:24:32		SMS	Incoming	13142697670	Luther Rollins	Read				Will do 🙌			
Luther Rollins	2024-04-21 11:33:43				SMS	Outgoing			Sent				Hi Luther, in motion at the moment and just wanted to reply to the voicemail - Thank you for the notice and all good by us. We are leaving the house in about an hour or closer to 1pm then gone until 5-6pm. My wife may return prior to that but will be inside. If so. You'll see we are			
Luther Rollins	2024-04-21 11:50:20		2024-04-21 12:11:50		SMS	Incoming	13142697670	Luther Rollins	Read				Sounds good. I'm going to check exterior and then I'll be gone today. Have a great day and will see you in person on tomorrow. 🙌🙌			
Luther Rollins	2024-04-21 12:12:24				SMS	Outgoing			Sent				Sounds good we are out of the house. Melissa will be dropping Lucy off, but leaving shortly there after so basically will see you tomorrow.			
Luther Rollins	2024-04-22 08:59:23				SMS	Outgoing			Sent				Good morning please let me know what time you'll be arriving today. I am downtown in Gulfport working at a coffee shop but will come back as you're arriving.			
Luther Rollins	2024-04-22 08:16:07		2024-04-22 08:16:19		SMS	Incoming	13142697670	Luther Rollins	Read				Happy Earth Day! Looks like it will probably be after lunchtime. Around 1:00-1:15.			
Luther Rollins	2024-04-22 09:16:32				SMS	Outgoing			Sent				Ok			
Luther Rollins	2024-04-22 13:08:50		2024-04-22 14:12:02		SMS	Incoming	13142697670	Luther Rollins	Read				On my way. See you in a few			
Luther Rollins	2024-04-22 14:10:49		2024-04-22 14:12:02		SMS	Incoming	13142697670	Luther Rollins	Read				Glad you are enjoying the house and Gulfport. Good seeing you today!			
Luther Rollins	2024-04-22 14:12:23				SMS	Outgoing			Sent				Likewise, Luther. Thank you for being a great landlord. Talk soon.			
Luther Rollins	2024-04-24 09:13:53				SMS	Outgoing			Sent						IMG_4273.MOV	Video
Luther Rollins	2024-04-24 09:13:53				SMS	Outgoing			Sent				Luther, who is GeoForce and are they approved to come on property? They are digging a hole			
Luther Rollins	2024-04-24 09:22:00				SMS	Outgoing			Sent				My research shows they are allowed due to 'utility easement' but I had no heads up and glad I didn't take it too far just a little on edge. They just left			
Luther Rollins	2024-04-24 16:32:28		2024-04-24 16:32:42		SMS	Incoming	13142697670	Luther Rollins	Read				Thanks for the info. Yes the area behind shed and where the utility pole is located is a utility easement, but did they knock or let you know they were going on the property and were going to dig a hole? The backyard is not their easement, so as a courtesy they should let you know Pls keep me posted. Thx🙌			
Luther Rollins	2024-04-24 16:34:48				SMS	Outgoing			Sent				Sorry at work couldn't pick up no need to talk. I didn't hear the knock but Lucy barked once I'm just realizing that was probably their knock. I can't 100 percent say they did not knock I just heard them coming through the gates as it is next to the bedroom and was early this am. 🙌			
Luther Rollins	2024-04-24 16:40:37		2024-04-24 23:04:53		SMS	Incoming	13142697670	Luther Rollins	Read				Good letting me know and no problem. Mostly we don't want them to overstep their bounds or leave waste or cause any damage while allegedly making repairs or upgrades 🙌			
Luther Rollins	2024-04-26 20:55:57				SMS	Outgoing			Sent						IMG_4302.MOV	Video
Luther Rollins	2024-04-26 20:55:57				SMS	Outgoing			Sent				Luther, hope all is well. When we met at the house here, I mentioned the backyard flood / motion light blinking. It's the reason we keep the light switch inside set to off for the outdoor lights. Naturally, it wasn't doing this when you were here. No rhyme or reason. You'll see it goes			
Luther Rollins	2024-05-04 11:52:29		2024-05-04 11:52:40		SMS	Incoming	13142697670	Luther Rollins	Read				Hi, May 2024 rent check received on time. We appreciate you. Have a good weekend!!!! 🙌			
Luther Rollins	2024-05-04 11:52:55				SMS	Outgoing			Sent				Thanks, Luther. Likewise.			
Luther Rollins	2024-05-09 17:28:48				SMS	Outgoing			Sent				Hi Luther, I'd like to talk about our upcoming lease renewal. We discussed it briefly. Perhaps we can set up a time. We have interest in a couple options you might consider. One option would be to add two months extension. Our lease is 10 months and concludes August 31st so			
Luther Rollins	2024-05-09 21:13:25		2024-05-10 00:21:49		SMS	Incoming	13142697670	Luther Rollins	Read				Certainly. Will in the next few days discuss renewal options with my wife and get back to you. 🙌🙌			
Luther Rollins	2024-05-13 17:53:11		2024-05-13 18:27:51		SMS	Incoming	13142697670	Luther Rollins	Read				Hi Steve, Had to go up to Boston to see my daughter who had a difficult pregnancy. So out of pocket for a few days. But will definitely talk with you soon about lease renewal and/or extension options. 🙌🙌 Regards, Luther			
Luther Rollins	2024-05-13 18:28:46				SMS	Outgoing			Sent				Zero rush. Starting the conversation earlier than needed. Please, zero rush or need on our end. We wish all the best.			
Luther Rollins	2024-05-13 18:45:03		2024-05-13 19:41:46		SMS	Incoming	13142697670	Luther Rollins	Read				For sure. Thanks!			
Luther Rollins	2024-06-03 16:18:58		2024-06-03 16:34:52		SMS	Incoming	13142697670	Luther Rollins	Read				Received June rent chk. on time. Thanks! Will talk to you soon about lease extension and renewal 🙌🙌			
Luther Rollins	2024-06-03 16:35:00				SMS	Outgoing			Sent				Ok great thanks			
Luther Rollins	2024-06-08 17:16:30				SMS	Outgoing			Sent				Hi Luther, I made a clerical error in managing the account our rent checks pull from. The last check appears to have not processed. Did you experience that as well? If so, I believe that voids the written check. I will promptly send another if that is the case. In the same envelop I w			
Luther Rollins	2024-06-10 12:32:38				SMS	Outgoing			Sent				Please respond as soon as possible regarding the June rent payment. I can also fedex a flat-rate envelope for June and July rent checks to expedite this. Thank you			
Luther Rollins	2024-06-10 13:31:19	2024-06-10 13:42:25	2024-06-10 18:11:33		SMS	Incoming	13142697670	Luther Rollins	Read				Hi Luther, spoke to melissa. \$4,500/month is higher than we would prefer coming into this phase in life. She brought up good points I agree with and found an alternative im seeing shortly. Let's call it 'nesting.' This is where i follow her lead and put my preferences on the back burner. Mamma instinct kickin in which is a beautiful thing to see. That said, one option she was open to was a 1 or two month extension without the commitment to extend. But the price would need to be less. I respect, and understand, you and your wife's stance in terms of pricing such a perfect home. For the sake of collecting answers for Melissa, are you open to a decreased monthly cost for 1 or 2 months. If yes,I can take that to Melissa and have an answer no later than Wednesday			
Luther Rollins	2024-06-11 11:37:41				SMS	Outgoing			Sent				Hi Steve, Good info and update. I will discuss with my wife shortly and get back to you. Please keep in mind that the \$4500 was a flat rent and we paid all utilities, electric, internet etc. So, not too high for a 2/2 house w/yard. Did you overnight the June rent check? This is now 10 days past Thanks! Luther, Please compensate yourself for our late June payment. I can either send a late fee via check or you can deduct the late fee from the security deposit. Or, however you would prefer. Its not right to be this late and its my responsibility. No favors please. The June and July checks were sent via USPS. I asked they be FedEx overnighted but she didnt have time to go inside a fedex and my golf cart is currently out of commission. Doesnt matter the reasons just know that both June and July rent checks are in the mail. Both checks are on the way. Again, I apologize for this. I understand the frustration and any concern. With the June and July check en route to you, once processed, we are all paid up through August 31st as August was paid as part of the first/last/security deposit paid upfront at lease signing. As of now, we will plan to be out of the house by August 31st as i dont blame you for not wanting to offer discounted months after August 31st when the 10-month lease concludes. Thank you.			
Luther Rollins	2024-06-11 15:34:45		2024-06-11 15:39:51		SMS	Incoming	13142697670	Luther Rollins	Read				Hi Stephen, Thanks for the update. Hope you get the golf cart up and going. Would a discounted one month (Sept.) extender be useful for you & Melissa? Otherwise, we will proceed to end in August as stated in the lease. Thanks!			
Luther Rollins	2024-06-11 15:40:32				SMS	Outgoing			Sent				Thank you for offering. Very generous. What would the discounted price be for september?			
Luther Rollins	2024-06-11 16:26:32		2024-06-11 16:26:48		SMS	Incoming	13142697670	Luther Rollins	Read				I'm sure my wife would agree to a rate of \$125x30 for September. So, it would be total \$3,750			
Luther Rollins	2024-06-11 16:27:09				SMS	Outgoing			Sent				Ok will talk to melissa tonight she works until 11pm thank you			
Luther Rollins	2024-06-11 16:28:00		2024-06-11 16:28:00		SMS	Incoming	13142697670	Luther Rollins	Read				Sounds good!			
Luther Rollins	2024-06-11 16:28:17		2024-06-11 16:28:17		SMS	Incoming	13142697670	Luther Rollins	Read				Tty tomorrow			
Luther Rollins	2024-06-14 09:50:33				SMS	Outgoing			Sent				Good morning,  We would like to take you up on the kind offer to extend the original 10-month lease to a single month, the 11th month, and our final month at \$3,750 from September 1st-September 31st 2024 at which time we will not be renewing further. Also, thank you for the kindness and support. Feel free to share the extension paperwork to my personal email and i will expedite. If you'd like payment front, i am happy to send a check sooner than later to ensure we all feel good about it. Thanks again.  Here is my personal email: <a href="mailto:Stephen.Boerner@gmail.com">Stephen.Boerner@gmail.com</a>			
Luther Rollins	2024-06-15 08:41:59		2024-06-15 10:41:24		SMS	Incoming	13142697670	Luther Rollins	Read				Good morning! I will send you a short written extension letter for you to sign. Please sign and return promptly. Thanks!			
Luther Rollins	2024-06-15 10:41:36				SMS	Outgoing			Sent				I will thx			
Luther Rollins	2024-06-17 15:48:32		2024-06-17 17:35:04		SMS	Incoming	13142697670	Luther Rollins	Read				Received June rent chk PNC Bank #121 And July rent chk PNC Bank #116 Both deposited today. Thanks!			
Luther Rollins	2024-06-17 17:35:33				SMS	Outgoing			Sent				Great.			