




 Message Date	Sender Name	Content Type	Content Description	Text Message Per Verizon Wireless Records	Attachment	EVIDENCE
2023-10-29 11:16:00	Stephen Boerner	Text-based	General Correspondance	<p>Hi Luther,</p> <p>Melissa will meet you at 1pm.</p> <p>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.</p> <p>Enjoy the rest of your Sunday and we will sync up shortly.</p>	-	-
2023-10-31 17:39:44	Luther Rollins	Text-based	General Correspondance	<p>Hope you're having a good move in. Call if you have any questions.</p> <p>Luther & Mary</p>	-	-
2023-10-31 19:46:23	Stephen Boerner	Text-based	General Correspondance	<p>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</p>	-	-
2023-10-31 22:59:07	Luther Rollins	Text-based	General Correspondance	<p>Great! Enjoy</p>	-	-
2023-11-23 12:23:19	Luther Rollins	Text-based	General Correspondance	<p>Happy Thanksgiving!</p> <p>Hope all is well and you are enjoying the house & life in Gulfport!!!</p>	-	-
2023-11-23 13:00:20	Stephen Boerner	Text-based	General Correspondance	<p>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</p>	-	-
2023-11-23 13:46:32	Stephen Boerner	Text-based	FIRST ATTEMPT: Tenant Request for Monthly Rent Payment Instructions (payment instructions were excluded from lease)	<p>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</p>	-	-
2023-11-23 16:13:17	Luther Rollins	Text-based	Rent Related Correspondance	<p>No problem.</p> <p>Will send you mailing info. Glad you are enjoying everything.</p>	-	-

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2023-11-29 19:30:11	Stephen Boerner	Text-based	SECOND ATTEMPT: Tenant Request for Monthly Rent Payment Instructions (payment instructions were excluded from lease)	Hi Luther, please share the best way to expedite monthly rent payment	-	-
2023-11-29 19:45:25	Luther Rollins	Text-based	AMARLU ENTERPRISES + NEW ADDRESS: Luther mails pre-addressed/pre-stamped envelopes directed at "Amarlu Enterprises" located at: 231 Government Ave. SW. #3097 Hickory, NC 28603 Note: Neither Amarlu Enterprises nor 231 Government Ave. SW. #3097 is mentioned anywhere in the executed lease agreement	Hi I sent you a Priority mail with pkg. with addressed envelopes and instructions for sending rent checks to me. Pls. let me know if you have not received. Thanks!	Yes	Picture evidence of the exact envelope with green sticker containing the address of 231 Government Ave SW #3097 Hickory, NC 28603
2023-11-29 19:47:34	Stephen Boerner	Text-based	Rent Related Correspondance	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	-	-
2023-11-29 19:47:48	Stephen Boerner	Text-based	Rent Related Correspondance	If I missed this prior my apologies	-	-
2023-11-29 20:17:40	Stephen Boerner	Text-based	Pre-Addressed / Pre-Stamped envelopes made out to Amarlu Enterprises with instruction to make monthly rent checks out to Amarlu Enterprises arrives 2 days before rent is due	Got the envelopes. Sending tomorrow	Yes	Picture evidence of the exact envelope with green sticker containing the address of 231 Government Ave SW #3097 Hickory, NC 28603
2023-11-29 21:01:17	Luther Rollins	Text-based	Rent Related Correspondance	No problem. Thanks much!	-	-

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2023-12-01 16:10:24	Stephen Boerner	Text-based	<p>First and Last Month's rent (\$4,500 + \$4,500), along with Security Deposit (\$4,500) + Pet Fee (\$500) were all made out to Luther Rollins, Jr. at the time of lease signing / Move-in per the instruction of Zach Steinberger, Realtor</p> <p>-----</p> <p>Of the 10 total months of the lease, 8/10 months rent was directed to Amarlu Enterprises (\$36,000) and only the First/Last/Security Deposit/Pet Fee (\$14,000) were made out to Luther Rollins, Jr.</p>	<p>Luther,</p> <p>The rent check was mailed yesterday and made it in time to head your way as of yesterday's standard mail delivery.</p> <p>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.</p> <p>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.</p>	Yes	Text message Screenshot between Zach Steinberger & Stephen Boerner
2023-12-01 17:33:05	Luther Rollins	Text-based	Rent Related Correspondance	<p>Hi Stephen, Thanks!</p> <p>I will confirm to you in writing when I receive the rent check.</p>	-	-
2023-12-01 17:34:31	Stephen Boerner	Text-based	Rent Related Correspondance	Thank you. That would be great. have a nice weekend	-	-
2023-12-05 17:02:29	Luther Rollins	Text-based	Rent Related Correspondance	<p>Stephen & Melissa---your Dec. 2023 rent chk for 2649 Tifton was received on time and much appreciated.</p> <p>Thanks, Luther</p>	-	-
2023-12-05 17:04:45	Stephen Boerner	Text-based	Rent Related Correspondance	Thank you	-	-
2023-12-05 17:04:52	Stephen Boerner	Text-based	Rent Related Correspondance	Next one will arrive earlier	-	-
2023-12-25 9:57:13	Luther Rollins	Text-based	General Correspondance	Merry Christmas!!!	-	-
2023-12-25 12:14:51	Stephen Boerner	Text-based	General Correspondance	Merry Christmas to you and yours :)	-	-
2023-12-28 14:24:31	Stephen Boerner	Text-based	Rent Related Correspondance	<p>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</p>	-	-


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2023-12-28 16:52:50	Luther Rollins	Text-based	Rent Related Correspondance	Thanks! I will be on the lookout for it in the mail.And will confirm when I receive.	-	-
2024-01-03 17:35:47	Luther Rollins	Text-based	Rent Related Correspondance	Stephen & Melissa, Happy New Year! Received your January 2024 rent check #151 on time. Thanks!!!	-	-
2024-01-08 16:33:06	Stephen Boerner	Text-based	General Correspondance	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.	-	-
2024-01-08 18:10:51	Luther Rollins	Text-based	General Correspondance	Great! Hopefully we will all have a healthy and prosperous 2024!!! Eagles v. Bucs! playoff game to start the new year. Life is good!	-	-

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2024-01-10 20:21:21	Stephen Boerner	Text-based	<p><u>Tenant Request #1:</u> <u>Maintain a Habitable Standard</u> ----- January 10th, 2024 - Severly Clogged Kitchen Sink, Stagnant Water for 15 days</p>	<p>Hi Luther, yes, and I will be there for the game Monday. I'll represent Philly with class, but not TOO much class! ;-)</p> <p>Go birds!</p> <p>Also, i wanted to get your advice on the kitchen sink.</p> <p>It's gradually gotten worse with ongoing clogging on the left side.</p> <p>I've tried multiple de-clogging products. Some worked but only rarely. Now, nothing really works.</p> <p>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.</p> <p>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.</p> <p>Open to any insights and advice. Thank you. Everything else is perfect. Loving it</p>	Yes	Text Message Screen Shots between Stephen Boerner & Luther Rollins


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2024-01-25 19:59:10	Stephen Boerner	Text-based	RE: Tenant Request #1: ----- January 25th, 2024 - 15-Days After Tenant's Update on Maintenance Issue - Tenant-Resolved	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 :)	-	-
2024-01-26 0:22:34	Luther Rollins	Text-based	RE: Tenant Request #1: ----- Landlord's Eventual "Acknowledgement" of Maintenance Request - No Action + No Regard - No Landlord Acknowledgement of Lapse in Landlord Obligation to Maintain a Habitable, Safe Property	Great!!! Thanks for the update and I will confirm when receive the check. Have a great weekend!	-	-
2024-01-27 19:24:58	Stephen Boerner	Text-based	Rent Related Correspondance	we just opened our mailbox and usps did not take our rent envelope address to you. I am taking it to post office tomorrow.	-	-
2024-01-29 6:59:50	Luther Rollins	Text-based	Rent Related Correspondance	Okay. I'll let you know when I receive it.	-	-
2024-02-01 13:20:41	Luther Rollins	Text-based	Rent Related Correspondance	Hi, Hope all is well. February 2024 rent check received today. Thank you.	-	-
2024-02-01 14:00:15	Stephen Boerner	Text-based	Rent Related Correspondance	Great thank you.	-	-
2024-02-27 16:00:14	Stephen Boerner	Text-based	Rent Related Correspondance	Hi Luther, March 2024 rent check went out today. Thank you.	-	-
2024-02-27 18:15:22	Luther Rollins	Text-based	Rent Related Correspondance	I'll text you when I receive. Thanks!	-	-
2024-03-03 21:23:08	Luther Rollins	Text-based	Rent Related Correspondance	Hi, Hope you all had a great weekend! Received the rent check on time. Thanks	-	-


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	2024-03-26 12:02:55	Stephen Boerner	Text-based	<p>March 26th, 2024 Violent Home Invasion: ----- Perpetrator walked right passed unlockable, deteriorated side gates and passed faulty motion lights</p>	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 the charges to include Burglary. And we just now discovered minor damage to one piece of furniture in the house. Easier to talk it all through but I'd like to document this with you so you are fully aware	YES	- Police Report & Text Messages Screenshots between Stephen Boerner & Luther Rollins
	2024-03-26 15:23:22	Luther Rollins	Text-based	<p>Re: March 26th, 2024 Violent Home Invasion: ----- Landlord Acknowledgement</p>	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.		
	2024-03-26 18:19:03	Stephen Boerner	Images	<p>Image 1 ----- Damage Occurred During Violent Break-in on 3/26/2024</p>	IMG_3326.heic	Yes	Image of Damage, Evidence of a Violent Fight & Attempted Burglary
	2024-03-26 18:19:03	Stephen Boerner	Images	<p>Image 2 ----- Damage Occurred During Violent Break-in on 3/26/2024</p>	IMG_3327.heic	Yes	Image of Damage, Evidence of a Violent Fight & Attempted Burglary
	2024-03-26 18:19:03	Stephen Boerner	Images	<p>Image 3 ----- Damage Occurred During Violent Break-in on 3/26/2024</p>	IMG_3341.heic	Yes	Image of Damage, Evidence of a Violent Fight & Attempted Burglary
	2024-03-26 18:19:13	Stephen Boerner	Images	<p>Image 4 ----- Damage Occurred During Violent Break-in on 3/26/2024</p>	IMG_3342.heic	Yes	Image of Damage, Evidence of a Violent Fight & Attempted Burglary


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	2024-03-26 18:19:13	Stephen Boerner	Images	Image 5 ----- Damage Occurred During Violent Break-in on 3/26/2024	IMG_3343.heic	Yes	Image of Damage, Evidence of a Violent Fight & Attempted Burglary
	2024-03-26 18:19:24	Stephen Boerner	Images	PDF Image 6 ----- Damage Occurred During Violent Break-in on 3/26/2024	IMG_3344.heic	Yes	Image of Damage, Evidence of a Violent Fight & Attempted Burglary
	2024-03-26 18:19:24	Stephen Boerner	PDF Image Screenshot #1 ----- Criminal History of Man Who Entered Our Home	PDF Image 7 ----- Criminal Record PDF Screenshot Shared with Landlord - 40 prior arrests - 9 felonies	IMG_3345.heic	Yes	Screen shot of perpetrators criminal history - 40 arrests, 9 felonies, yet Landlord write "lets hope for a 1-time only event"... You can hope from North Carolina. I lived it in Gulfport, Florida
	2024-03-26 18:19:24	Stephen Boerner	PDF Image Screenshot #2 ----- Criminal History of Man Who Entered Our Home	PDF Image 8 ----- Criminal Record PDF Screenshot Shared with Landlord - 40 prior arrests - 9 felonies	IMG_3348.heic	Yes	Screen shot of perpetrators criminal history - 40 arrests, 9 felonies, yet Landlord write "lets hope for a 1-time only event"... You can hope from North Carolina. I lived it in Gulfport, Florida
	2024-03-26 18:20:20	Stephen Boerner	PDF Image Screenshot #3 ----- Criminal History of Man Who Entered Our Home	PDF Image 9 ----- Criminal Record PDF Screenshot Shared with Landlord - 40 prior arrests - 9 felonies	IMG_3317.heic	Yes	Screen shot of perpetrators criminal history - 40 arrests, 9 felonies, yet Landlord write "lets hope for a 1-time only event"... You can hope from North Carolina. I lived it in Gulfport, Florida
	2024-03-26 18:21:22	Stephen Boerner	Text-based	Break-in Image Summary	That's the bulk of the pictures I took.	-	-


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2024-03-28 17:59:26	Stephen Boerner	Video in SMS	Video Screenshot Shared ----- Criminal Record PDF Screenshot Shared with Landlord - 40 prior arrests - 9 felonies	RPreplay_Final1711660961.MP4	Yes	At the time of this writing, unable to locate this motion light faulty demonstration. Luther is mandated to not tamper with text history or delete this video evidence. Either way, it was written and Landlord was on-site when it was verbally communicated and did not investigate at all


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<div> <div></div> <div>2024-03-28 17:59:26</div> </div>	Stephen Boerner	Text-based	<p>Tenant Request #2: Meet Safety Standards</p> <p>-----</p> <p>Faulty side gates do not lock. The landlord was the one who used the term "metal gates." That is why it's typed in the text, to remind him of what he stated the home needed. The landlord acknowledged (during a phone call after the incident) that the gates are "deteriorated."</p> <p>-----</p> <p>Tenant Request #3: Meet Safety Standard</p> <p>-----</p> <p>Tenants should not take the cost burden of cameras. I offered only because of how long I knew it would take if I had to wait on Luther, if he agreed. It should have been immeditate first remedy. I counted: 9/10 homes on Tifton St. S have cameras. They all have good reason to</p>	<p>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.</p> <p>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.</p> <p>The adrenaline has worn off, and we both realize how dangerous the other night was and how lucky we were.</p> <p>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.</p> <p>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.</p> <p>We'd also feel safer with metal, lockable gates.</p> <p><u>As of now, they don't lock</u>, and he {referring to the perpetrator} knows that.</p> <p>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.</p> <p>And I'm skeptical the DUI was even given as the DUI as the cops seemed to know and like</p>	Yes	Text Message Screen Shots between Stephen Boerner & Luther Rollins


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2024-03-28 21:29:48	Luther Rollins	Text-based	Landlord acknowledges "bad person" and the perpetrator is a "repeat" offender, "no drilling" is an insult, I was being nice to move the ball forward, Landlord prioritizes "no drilling" over anything to have tenants feel safe again, Landlord then hopes for "1-time event", then proceeds to do absolutely nothing. NOTHING	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 others and no interest in rehab 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.	Yes	Text Message Screen Shots between Stephen Boerner & Luther Rollins
2024-04-03 13:38:31	Luther Rollins	Text-based	Rent Related Correspondance (go figure)	Received April 2024 rent check PNC Chk #216. Thanks! Look forward to seeing you later this month.	-	-
2024-04-03 15:25:44	Stephen Boerner	Text-based	Rent Related Correspondance	Great	-	-
2024-04-19 10:11:20	Luther Rollins	Text-based	On-site inspection after Break-in Correspondance	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!	-	-
2024-04-19 10:17:55	Stephen Boerner	Text-based	On-site inspection after Break-in Correspondance	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	-	-
2024-04-19 10:40:55	Stephen Boerner	Text-based	On-site inspection after Break-in Correspondance	We can not do Sunday we have company here that leaves after a dinner Sunday eve. we are hosting currently	-	-
2024-04-19 10:41:14	Stephen Boerner	Text-based	On-site inspection after Break-in Correspondance	But Monday is wide open. Feel free to pick the best time for you.	-	-


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2024-04-19 10:43:48	Luther Rollins	Text-based	On-site inspection after Break-in Correspondance	Sounds good. I will probably want to briefly check out the front & back yards on Sunday re maintenance.	-	-
2024-04-19 11:10:44	Stephen Boerner	Text-based	On-site inspection after Break-in Correspondance	Ok what time will that be? Can let me know later no rush	-	-
2024-04-19 12:23:50	Luther Rollins	Text-based	On-site inspection after Break-in Correspondance	Will do	-	-
2024-04-21 11:33:43	Stephen Boerner	Text-based	On-site inspection after Break-in Correspondance	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 having a dinner outback but nothing that will be in your way. Feel free to take care of things outside and I'll be around tomorrow for inside the house and helping with whatever you need there	-	-
2024-04-21 11:50:20	Luther Rollins	Text-based	On-site inspection after Break-in Correspondance	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.	-	-
2024-04-21 12:12:24	Stephen Boerner	Text-based	On-site inspection after Break-in Correspondance	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.	-	-
2024-04-22 8:59:23	Stephen Boerner	Text-based	I met Luther, showed him the faulty motion lights and deteriorating side gates. Luther then did nothing. He left for North Carolina. No follow-up. Ignored tenant follow-up. Severely antagonizes PTSD.	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.	-	-


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2024-04-22 9:16:07	Luther Rollins	Text-based	On-site inspection after Break-in Correspondance	Happy Earth Day! Looks like it will probably be after lunchtime. Around 1:00-1:15.	-	-
2024-04-22 9:16:32	Stephen Boerner	Text-based	On-site inspection after Break-in Correspondance	Ok	-	-
2024-04-22 13:08:50	Luther Rollins	Text-based	On-site inspection after Break-in Correspondance	On my way. See you in a few	-	-
2024-04-22 14:10:49	Luther Rollins	Text-based	General Correspondance	Glad you are enjoying the house and Gulfport. Good seeing you today!	-	-
2024-04-22 14:12:23	Stephen Boerner	Text-based	General Correspondance	Likewise, Luther. Thank you for being a great landlord. Talk soon.	-	-
2024-04-24 9:13:53	Stephen Boerner	Video in SMS	Video Sent - Clear Sign of Uneasyness. Tenant video tapes city inspectors in back yard.	IMG_4273.MOV	Yes	Text Message Screen Shots between Stephen Boerner & Luther Rollins + Videos sent + many videos not sent. Was height of PTSD
2024-04-24 9:13:53	Stephen Boerner	Text-based	clear PTSD panic	Luther, who is GeoForce and are they approved to come on property? They are digging a hole	-	-
2024-04-24 9:22:00	Stephen Boerner	Text-based	clear PTSD panic	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	-	-
2024-04-24 16:32:28	Luther Rollins	Text-based	clear PTSD panic	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 they want to go in and access the utility pole area. Pls keep me posted. Thx!!	-	-


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2024-04-24 16:34:48	Stephen Boerner	Text-based	clear PTSD panic	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. They were there for 15 minutes in total. After my text to you I saw them at each house on Tifton so seems more okay now. Keeping you in loop seems fine tho	-	-
2024-04-24 16:40:37	Luther Rollins	Text-based	clear PTSD panic	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.	-	-
2024-04-26 20:55:57		Video in SMS	Video in Text	IMG_4302.MOV	-	-
2024-04-26 20:55:57	Stephen Boerner	Text-based	Tenant Request #4: Meet Safety Standards ----- Faulty Motion Lights in Backyard when perpetrator entered ----- Video Sent: Video clearly demonstrated that the motion lights were not functioning. When the landlord visited, it was difficult to see how poor the motion lights were during the daytime. This video was recorded at night, clearly showing the faulty lights.	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 completely on when it picked up my motion (I presume) but then I went inside then back out again, and it stayed off. Just wanted to share what I was speaking to when we met here	Yes	Text Message Screen Shots between Stephen Boerner & Luther Rollins + Videos - Court can order if unfindable
2024-05-04 11:52:29	Luther Rollins	Text-based	Rent Related Correspondance	Hi, May 2024 rent check received on time. We appreciate you. Have a good weekend!!!!	-	-


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2024-05-04 11:52:55	Stephen Boerner	Text-based	Rent Related Correspondance	Thanks, Luther. Likewise.	-	-
2024-05-09 17:28:48	Stephen Boerner	Text-based	General Correspondance	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 perhaps we could extend it two months to make it 12 months total. Or, we could renew September 1st and renew for an additional 12 months. Just planting the seed here. Open to talk when you are	-	-
2024-05-09 21:13:25	Luther Rollins	Text-based	General Correspondance	Certainly. Will in the next few days discuss renewal options with my wife and get back to you.	-	-
2024-05-13 17:53:11	Luther Rollins	Text-based	General Correspondance	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	-	-
2024-05-13 18:28:46	Stephen Boerner	Text-based	General Correspondance	Zero rush. Starting the conversation earlier than needed. Please, zero rush or need on our end. We wish all the best.	-	-
2024-05-13 18:45:03	Luther Rollins	Text-based	General Correspondance	For sure. Thanks!	-	-
2024-06-03 16:18:58	Luther Rollins	Text-based	Rent Related Correspondance	Received June rent chk. on time. Thanks! Will talk to you soon about lease extension and renewal	-	-
2024-06-03 16:35:00	Stephen Boerner	Text-based	Rent Related Correspondance	Ok great thanks	-	-


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2024-06-08 17:16:30	Stephen Boerner	Text-based	Rent Related Correspondance	<p>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 will also provide a second check for \$4,500 for the month of July 2024. And we paid August's rent in the down payment at time of lease signing as August is the last month of our lease.</p> <p>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</p>	-	-


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2024-06-10 12:32:38	Stephen Boerner	Text-based	General Correspondance	<p>Hi luther, spoke to melissa. \$4,500/month is higher than we would prefer coming into this phase in life.</p> <p>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.</p> <p>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.</p> <p>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 morning so we can agree or not agree on extending. Not extending at lower monthly for 1-2 months would mean we would move on and say goodbye/thank you and pursue ensuring our security deposit by leaving the home in good standing as it exists today.</p>	-	-

 Message Date	Sender Name	Content Type	Content Description	Text Message Per Verizon Wireless Records	Attachment	EVIDENCE
2024-06-10 13:31:19	Luther Rollins	Text-based	General Correspondance	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 due. Thanks!	-	-

 Message Date	Sender Name	Content Type	Content Description	Text Message Per Verizon Wireless Records	Attachment	EVIDENCE
2024-06-11 11:37:41	Stephen Boerner	Text-based	Rent Related Correspondance (an example of Good Will)	<p>Luther,</p> <p>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.</p> <p>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 dated June 10th 2024 so you can deposit July early. Our accounts are restored with more than enough to cover both checks. Wont have an issue.</p> <p>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.</p> <p>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.</p> <p>Thank yoy.</p>	-	-

 Message Date	Sender Name	Content Type	Content Description	Text Message Per Verizon Wireless Records	Attachment	EVIDENCE
2024-06-11 15:34:45	Luther Rollins	Text-based	General Correspondance	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!	-	-
2024-06-11 15:40:32	Stephen Boerner	Text-based	General Correspondance	Thank you for offering. Very generous. What would the discounted price be for september?	-	-
2024-06-11 16:26:32	Luther Rollins	Text-based	General Correspondance	I'm sure my wife would agree to a rate of \$125x30 for September. So, it would be total \$3,750	-	-
2024-06-11 16:27:09	Stephen Boerner	Text-based	General Correspondance	Ok will talk to melissa tonight she works untill 11pm thank you	-	-
2024-06-11 16:28:00	Luther Rollins	Text-based	General Correspondance	Sounds good!	-	-
2024-06-11 16:28:17	Luther Rollins	Text-based	General Correspondance	Tty tomorrow	-	-

 Message Date	Sender Name	Content Type	Content Description	Text Message Per Verizon Wireless Records	Attachment	EVIDENCE
2024-06-14 9:50:33	Stephen Boerner	Text-based	General Correspondance	<p>Good morning,</p> <p>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 as we will pay that forward to others, especially renters of ours.</p> <p>Feel free to share the extension paperwork to my personal email and i will expedite. If youd like payment front, i am happy to send a check sooner than later to ensure we all feel good about it.</p> <p>Thanks again.</p> <p>Here is my personal email:</p> <p>Stephen.Boerner@gmail.com</p>	-	-
2024-06-15 8:41:59	Luther Rollins	Text-based	General Correspondance (There is a reason Landlord won't email it - paper trail)	<p>Good morning!</p> <p>I will send you a short written extension letter for you to sign.</p> <p>Please sign and return promptly.</p> <p>Thanks!</p>	-	-
2024-06-15 10:41:36	Stephen Boerner	Text-based	General Correspondance	I will thx	-	-
2024-06-17 15:48:32	Luther Rollins	Text-based		<p>Received June rent chk PNC Bank #121</p> <p>And</p> <p>July rent chk PNC Bank #116</p> <p>Both deposited today. Thanks!</p>	-	-

 Message Date	Sender Name	Content Type	Content Description	Text Message Per Verizon Wireless Records	Attachment	EVIDENCE
2024-06-17 17:35:33	Stephen Boerner	Text-based	Rent Related Correspondance	Great.	-	-