

iMessage
7/3/21, 2:41 PM

Hi Stephen, this is Lisa Horstmann- I work with Catherine Lowry at Berkshire Hathaway and I received your inquiry about the rental home in Grange Rd in Wayne. I'm happy to set up a showing- and I have some availability this weekend. Let me know what works for you.

Great! Is today possible? We are pretty flexible

And we are currently based in Wayne so it's easy

Im pretty booked today- but there a chance I'll be able to get there by 4:45 - if you want to schedule that (and if I'm running late I can let you know)

Ok perfect. My wife and I will be there at 445 unless we hear otherwise. Thank you!

Liked "Ok perfect. My wife and I will be there at 445 unless we hear otherwise. Thank you!"

7/3/21, 4:15 PM

Stephen - no way I'll make it for 4:45- can you aim for 5:15? There will be other showings crossing over at that time but as long as you are ok with that I am

We could do that.

Quick thing...We have a black lab dog. Would the owner allow that?

Case by case

So we would propose

Ok. 5:15pm works. Thank you.

We are here. No rush.

Me too 😊

7/6/21, 11:12 AM

Hi Stephen, it's Lisa- just following up to make sure you are receiving the email rental search I set up for you and Melissa ? Let me know if I can help in any other way.

Hi! Yes I'm getting them and will review today thank you!

You're very welcome let me know if you need me

7/7/21, 8:23 AM

Lisa, I got an email with a rental listing for 638 Howellville, Rd. Berwyn. Can we move quick on this one to see it?

I can fit a showing in around 12:45 today- does that work ? This home is also listed for sale btw

After that I could do 4:45/ 5 pm

My wife has the car today. I could Uber there at 5pm. We really like it so I will find a way to get there.

Ok- We are confirmed for 5:00 today

See you then

Actually I can also do 12:30!

Which works better for you?

12:45pm I mean

I already booked it but can change to 12:45- Have you already done the background check through NTN national tenant network ? If not we should get that done (is good for 60 days and we would just change the address as needed for other applications

Which time would you prefer either is fine for me

Let's do 12:45pm. Doing NTN background now. There is also a link on the listing to an application that includes a background check.

Are you using Zillow ?

I will send you the application

Have I sent you the NTN link yet ?

I went to Zillow and copy pasted the link which took me to RentSpree

\$30 application and background check. Please send me the NTN link

Will send you the application and the NTN link
What's Melissa's email (it's Melissa Boerner right ?)

Can I do one app for the both of us? if not, her email is:
melissabemer@gmail.com

Yes - but they would want the background check on you both

Ok. And it's dog friendly right?

Yes

Ok I can get the background and application done before 12:45pm. Will be checking my email this morning

Ok app and ntn both sent

Ok both of us are done the NTN application and both paid \$35

Thanks I know that is a pain in the neck but is routine

No problem. I will scan back the application shortly. We really want to get this place!

Dis you do a drive by? Hope you like it as much in person ! 😊

No we haven't. Things always look diff in person yes, but looks great and we are trying to move ASAP

Got it !

7/7/21, 11:07 AM

Just emailed over both scanned applications. I can provide proof of income by showing my 2020 W2 but I would need to stop by my accountants office which I can do. Is proof of income required?

Yes pretty sure - I am driving but whatever it asks for on the application - and anything that would qualify as proof of employment/income/money in the bank, a pension, stop etc.... you can black out your account numbers -Whatever would reassure the owner you are financially able To be a good qualified tenant

Ok

7/7/21, 12:40 PM

Just arrived

7/7/21, 3:43 PM

Hi Steve I sent you an email too but the application I see is the first one (that has a rental app for you and one for Melissa. Is that the one you told me to disregard? maybe you meant to send an attachment with your second email ? Not sure

Just tried calling. I failed to attach my replacement application in my email and just sent it in a new email. That application has my proof of income and proof of funds behind the application pages. That should replace my application prior that did not include it. Melissa's application I sent originally is fine to use

Feel free to call if needed

7/7/21, 5:10 PM

Just checking...Do you have everything you need?

Hey there sorry I was with clients... I submitted everything to the listing agent for Howellville Road. I tried to call him to get a feel for whether or not he had any other applications in, but no answer. I asked for a confirmation of receipt to my email with rental apps and background checks So I will keep you posted as soon as I hear anything or know anything

Thank youuuuu! So nice working with you and having your help. If this falls through, no biggie, I'll keep checking your listing emails and we will reach out as we find ones we like. If anything comes up in terms of houses for sale under \$550, keep us in mind as well please

Sure thing - I can add that to your search. What criteria would you want to use other than under \$550? TE school district? 3+ bedrooms ?

(And Thankyou! Nice working with you guys too!) 😊

Not worried about school district really. 3+BR, 2.5+bathroom, central AC, decent yard, open floor plan ideally, we don't like small compartmentalized rooms. Not sure those are actual filters but just giving you a sense of what we like

2k+ sq footage at a minimum but prefer 3k ish

Or more

Ya for this search tool it's actually best to put as few filters in as possible, and then you would just have to go through the listings and check out each property to either rule out or rule in. What would your specific areas/town of interest be- "the main line" west to east from Malvern to Ardmore ?

Malvern, Paola, Berwyn, Devon, Wayne, Radnor, Villanova, Bryn mawr, Ardmore

We'd go as south as Newtown Square/Edgemont and as far north as Phoenixville.

Outside of that, we'd entertain KOP, Plymouth valley, Plymouth meeting, and conshohocken

Should give you a nice circle around these towns to start. Is that too broad?

No! Not at all- your just going to get an initial "onslaught" of current actives in the mls for all those areas. 71 of them coming your way. That won't be the case for subsequent emails (just as new properties come up on the mls you will receive them) I can delete the searches at any times so we'll see how it goes. I used list prices of between 400k- 550k

Perfect!

7/8/21, 1:35 PM

Hi Steve- other than confirmation of receipt yesterday, I haven't heard anything re: Howellville. I emailed the agent just now asking when we could expect to hear back. Will be in touch

Thank you! Appreciate the update

7/9/21, 12:46 PM

Listing agent for Howellville is a wealth of information 🙄

I called him at noon (no answer) Didn't want you to think I forgot about you. I'll continue to stay on him. In the meantime if you see anything else you guys want to look at let me know.

You've been fantastic at keeping us in the loop so thank you for that. I am assuming we won't get it but if we do it will be good news so therefore we are checking every day for new listings for both buying and renting and we'll see what we can as things come up

The neighbor (#410 Hempstead) jumped on the bandwagon and listed for \$125K over what 417 Hempstead was listed

7/10/21, 9:24 AM

Goodmorning - I have been persistent with the listing agent for a decision on Howellville - just thismorning he texted to ask if you would be ok to do the lawn and snow. I believe I told you that was the norm, but it is a big property, so I wanted to confirm with you before answering him

Yes, but couple things.

- 1) can I use the lawn mower currently in the garage? Or are they taking that?
- 2) I would ask that the grass be cut before we move in as it's currently overgrown

Terrific - good questions. Brb

Steve - give me a call when free

So I let them know you were willing to pay \$3100 but I don't want to be give you bad advice and have you not get the place- (I was hoping for guidance from the agent but he is not too forthcoming). If you really want to go up to \$3200 we certainly can let them know that too.

Let's stick with \$3100 and our current offer. If they don't take it, it's the wrong landlord for us

Thankyou I'll keep you painted

Posted

7/11/21, 10:07 AM

Goodmorning Steve, the listing agent said the owner of Howellville reviewed offers last night and is hoping to have a decision today.

Ok great

7/11/21, 6:26 PM

Ok Steve - after calling and texting many times today, I just now got a text from the Howellville listing agent saying that they went with another tenant. I'm so sorry to not have better news for you guys. I asked the agent if he would let me know how high the rent went up to - and he said not until they have all the signatures. I have confidence we will find a place you will love - it may just take a little longer. Feel free to call if you want to chat (I'm actually at a friends pool - hence the text)

That's okay. Disappointing but all good and we all did our best

Thanks for having such a great attitude - it will all work out but I know you're anxious to make a move. Talk soon

7/12/21, 11:37 AM

Also, With the insanity of the market and people having to make decisions quickly, (whether it's buying or renting) there has been a high fall through rate. I asked the listing agent to keep us in mind if anything changed on Howellville.

Ok makes sense thank you. I'm traveling for work this week so I will be checking the automated emails and searching online in spare time but we will go full steam again next week. If you stumble across anything up our alley, please let me know and thank you.

Absolutely. Safe travels

7/13/21, 9:11 AM

Goodmorning - Check email when you have time

Ok will get back to you after speaking to Melissa as I'm away this week

Will try and get back to you sooner than later

I know- sorry this has to be the timing of things. Aside from a time to meet - should I tell him (for now) that you're still interested and that I'll get back to him with your timing?

Yes I may need until early-mid afternoon to get back to you

No problem

Actually, now reading email. Let's book a time to meet them and have Melissa see the place.

Are you home this weekend for you both to go over ? I would go too

Calling Melissa now to see schedule

Ok

What's your read on this? We are on the fence.

Granted, we haven't met them in person, but they seem like overly particular people which could roll over into annoyances renting from them.

Is that from Melissa ? I appreciate the thought. You would probably get a better feeling one way or the other by meeting them- there is no obligation (maybe Melissa won't even like it ?) My feeling is you'd rather have an owner that wants to keep his investment sound.

They would be more likely to take care of upkeep / issues if and when they arise

No, that was my instinct not Melissa. Either way, we decided we should meet them and let Melissa see the place, then go off instinct when we have more details.

Can we do anytime Saturday after 2pm?

I think that is a good plan. I will ask for a time for Saturday afternoon and get back to you

Liked "I think that is a good plan. I will ask for a time for Saturday afternoon and get back to you"

7/13/21, 2:22 PM

How is 3:00 Saturday? Let's go in with an open mind and see how it goes. We will be meeting Jason (the husband) and he asked if you'd bring your dog (which I am personally excited about 😊) It is hard to find rentals that allow pets, so that is another reason to at least take this to the next step and see. Let me know.

Yes that works

Okay about dog

Great see you then

7/15/21, 4:16 PM

https://www.zillow.com/homedetails/12-Dudie-Dr-Newtown-Square-PA-19073/9405762_zpid/?utm_campaign=iosappmessage&utm_medium=referral&utm_source=txtshare

Would it be possible to see this Saturday as well?

2:00 before Howelville?

Or after

Either works

I'll be on a flight next 3 hours just in case you need a quick answer. We could do right before but are busy in the morning so maybe 1:30pm or 2pm or after the 3pm Howelville could work.

Confirmed for 2:00 Saturday

Liked "Confirmed for 2:00 Saturday"

7/17/21, 3:54 PM

Curious what your instinct is on Howellville

Hey - sorry if that was longer than you bargained for- Did Melissa like it ? Did you like it as much the 2nd time in?
In general I feel like the owner is pretty straight forward - (like I said he obviously wants to protect his investment) I think the value is there (you saw the Grange Rd. rental and that owner got many offers for the list price of \$2900 so for \$3000 I feel like you'd be getting more space, privacy and more property in the Howelville home. That on top of the lack of inventory for rentals -(that accept pets) makes it appealing. It's all personal preference. It doesn't have the wear and tear that a home might have if it was consistently rented over the years. I think they have maintained it well- the systems looked clean / up to date - Do you have any thoughts surrounding a purchase ? Depending on how you feel about the property, and location overall , it might be worth talking to your mortgage person to look at the numbers -as far as I can tell from public records they refinanced in 2018 and have a mortgage or \$353,683 just fyi

He basically handed us all the info - that he got offers for \$500k and \$525k which had contingencies (assuming mortgage and inspection) but that he would have considered \$570k- I know your max is \$550k but if you had interest I court talk to the listing agent.

7/17/21, 7:08 PM

All good points. I think we just need the night to keep talking it through and will reach out in the morning. Thank you for the showings today and all the support

Happy to help - have a good night !

7/18/21, 11:34 AM

Hi Steve - what are your thoughts on everything, as of this morning?

We talked a lot about it. We just have a gut feeling renting from Jason will feel like are walking on egg shells by living there. Like it won't feel like our home. Hard to phrase into a text but as much as we like it, we both just have a gut feeling it's not right for us so we are going to pass

Read 7/18/21

Thankyou for letting me know - I will communicate your decision to them now. Let me know how I can help as you move forward