

iMessage
10/21/23, 5:29 PM

Melissa

Adding Steve so we can all be on the same page and send documents to one spot!

Melissa

Here is what we need to send: I need pictures of drivers licenses and pay stubs and tax returns if you have them

Zach Steinberger

Thanks Melissa

Zach Steinberger

And email addresses and full names for application

Melissa

Stephen Boerner and Melissa Bemer and our email address is stephenandmelissaboerner@gmail.com

Zach Steinberger

Okay great. Can I send both apps to that email address?

Melissa

Yes absolutely

Zach Steinberger

Apps have been emailed by TurboTenant

Melissa

Liked "Apps have been emailed by TurboTenant "

Zach Steinberger

I am getting pressure from another couple who also want to rent it but you're in first position so please get that completed and all of those docs over to me as soon as possible

We are opening lap tops now to complete

Zach Steinberger

Great!

Melissa

Just submitted mine and we are doing Steve's now

Zach Steinberger

Liked "Just submitted mine and we are doing Steve's now "

10/21/23, 9:18 PM

Attachment stored in iCloud:
IMG_9346.JPG (Image)

Attachment stored in iCloud:
IMG_9345.JPG (Image)

I submitted everything on my end. I got a receipt via email but the TurboTenant platform tells me when I'm verifying my identify and it can not and to calll. Maybe a glitch? Did it go through?

10/22/23, 10:47 AM

Zach Steinberger

Reviewing everything with the owner

Zach Steinberger

Will get back with you soon

Melissa

Great thank you!

Ok still unsure if you have my docs and info. I keep getting stuck at that TransUnion ID verification, but hopefully you can see and appraise my submissions

Zach Steinberger

Yeah I think we will be good

10/22/23, 7:18 PM

Zach, I found out why TransUnion ID verification is not going through per the screenshot I shared with you.

I have a credit freeze set up across the three credit bureaus to avoid ID theft. I set it up years ago when I had a theft attempt on my credit profile.

I can show proof of credit score or any details related.

Is there anything else you need from us in general?

Zach Steinberger

Nope we are good! If you have a proof of credit score that would be great

Zach Steinberger

Just waiting on landlords approval

Attachment stored in iCloud:
IMG_9349.jpg (Image)

I emailed your Compass email with full reports

Zach Steinberger

Great thank you

10/23/23, 10:18 AM

Zach Steinberger

The landlord would like to know how much you're paying in rent right now and have been for the past 12 months along with your mortgage payment

Zach Steinberger

Do you have that info?

For over 12 months we have have been living in a condo we own in Philadelphia. It was \$410,000 and we financed \$360k

Our monthly payment is roughly \$2300 + \$700 a month in HOA fees.

We have paid that monthly since we bought in April 2022

Our tenants are now paying that since Oct 1st 2023

We are currently in an airbnb through this transition. I paid \$3800 for 1 month (the month of October 2023) and our airbnb expires on Oct 31st (next week)

Zach Steinberger

Okay great thank you

pulling the exacts now

Just sent via email

Please confirm its what you need

Zach Steinberger

Got it

Zach Steinberger

Sending to landlord

Great. How we looking? Fingers crossed

Zach Steinberger

Fingers crossed!

Liked "Fingers crossed!"

10/23/23, 1:00 PM

Zach Steinberger

All good from landlord except he wants to do a 10 month lease instead of 12

Zach Steinberger

Does that work?

Melissa

That works for me so would be through august 2024 then done?

Zach Steinberger

Yes correct

Zach Steinberger

And what date would you like lease to start

Zach Steinberger

?

Works for me. Also, the TurboTenant says \$5,000 so we want to confirm 4500 for 10 months

Zach Steinberger

Yes it's \$4,500

Zach Steinberger

It used to be \$5k

as a compromise to the 10 months we'd like to request getting in early this month to start moving things in and would like to start staying there as our Airbnb is subpar. You mentioned prorating, but what they consider no additional charge at a date that works for them?

Zach Steinberger

Would you want to move in Friday?

Zach Steinberger

I can ask but I doubt it

Zach Steinberger

It would only be a couple days prorated anyways

10/23/23, 4:38 PM

Zach Steinberger

So they don't want the lease to start before 10/31

Zach Steinberger

They are going to do their best but are going to fly down and move everything out of the owners closet

Zach Steinberger

Would that be okay?

Yes. We have a move out date of 10/31 by 11am. If we schedule our move for 10/31 at Noon would that be okay with them?

Melissa

Also we can move the stuff out of that room for them if that helps so they don't have to fly down and then we can get in Friday and maybe they would allow us to move in without prorating?

Zach Steinberger

Yes that's perfect

Zach Steinberger

I offered as well but they would prefer to do it themselves

Zach Steinberger

I will get the lease out for signing!

Melissa

Sounds good!

Thanks Zach!

Zach Steinberger

Lease is out for signing!

Zach Steinberger

Let me know if you have any questions

10/24/23, 10:20 AM

Zach Steinberger

Congratulations!!

Zach Steinberger

Just sent out the fully executed lease

Zach Steinberger

Let me know if you have any questions

Melissa

Awesome thank you so much!

Melissa

What are next steps for getting the keys etc? Or is it outlined in the lease?

Zach Steinberger

As soon as the owners get it all ready for you we will meet at the house and give you the keys

Melissa

Great!! We are so excited!!

Zach Steinberger

Hoping for this weekend but worst case scenario it will be Tuesday!

Zach Steinberger

Emphasized "Great!! We are so excited!!"

Melissa

Loved "Hoping for this weekend but worst case scenario it..."

Zach Steinberger

Let me know how you'd like to make the prepayments

Melissa

What are the options?

Zach Steinberger

Wire or you can give me a money order or cashiers check

Melissa

Liked "Wire or you can give me a money order or cashiers ..."

We will do a cashiers check

We use PNC and I see one isn't far

We will bring \$4,500x3 when we are invited over to the place. Either this weekend or Tuesday. Does that work?

Zach Steinberger

I'll need to get pick one up from you by Thursday

Zach Steinberger

And then as soon as it's ready we will coordinate move in. Hopefully Sunday/Monday.

Zach Steinberger

I hold it on behalf of all parties until move in

Got it. We can get it today. Will let you know. Who should it be made out to?

10/24/23, 1:03 PM

Zach Steinberger

Luther J Rollins Jr.

Zach Steinberger

Can I pick that up from you on Thursday?

Yes

What time will I be meeting you?

10/24/23, 5:01 PM

We just got the cashiers check. Ready to meet whenever wherever works

10/25/23, 4:19 PM

Zach Steinberger

Can I pick it up from you Friday morning?

Yes. Are you associated with the Compass office at 200 central Ave downtown? My office is in that same building as Compass

Zach Steinberger

Oh perfect!

Zach Steinberger

Want to just leave it at my office for me?

Sure I will tomorrow

Zach Steinberger

Great

Zach Steinberger

Thank you

10/26/23, 9:07 AM

I just left it with a blonde haired woman who opened the Compass glass door when I arrived. She seemed slightly confused why I was there but assured me you would get the envelope with cashiers check

Zach Steinberger

Okay it's probably Erin. She is used to having to tell DoorDash drivers to use the other entrance 🤔

Zach Steinberger

Thank you

Haha fair

She was very nice

I just realized I left off the \$500 for the pet deposit. What do you recommend? Another cashiers check ? That was my bad

The cashiers check was for \$13,500

Zach Steinberger

Yeah if you could

Zach Steinberger

Sorry

Ok I can drop that off at your office tomorrow

Zach Steinberger

Okay great

Zach Steinberger

What's your dogs name?

Zach Steinberger

Owner just asked lol

Melissa

Lucy

Zach Steinberger

Loved "Lucy "

10/27/23, 9:36 AM

Zach Steinberger

Did you drop off that check at my office?

Zach Steinberger

Owner just landed and what's to deposit them

Melissa

Not yet

Melissa

Will be there around 11:30/noon

Zach Steinberger

Okay thank you

Zach Steinberger

Please let me know when you drop it off so I can let the owner know he can come by to pick it up

Melissa

I will what is the address

Zach Steinberger

200 Central Ave
Suite 111

Zach Steinberger

It's right across from Fords Garage

10/27/23, 12:14 PM

Just dropped it off

We are good now correct?

Sorry about that!

Zach Steinberger

All good!

Zach Steinberger

Thank you

Zach Steinberger

No worries at all

Zach Steinberger

I'll let you know once owner has it ready for you!

10/31/23, 8:11 AM

Zach Steinberger

Hey all!

How did it go with Luther this weekend?

Zach Steinberger

Are you all set?

All set and all moved in for the most part

Zach Steinberger

Okay great. So glad it worked out!

Melissa

Thank you for everything!! Luther let it slip that you are getting married soon in Argentina!! CONGRATSSSSS! Hope you have an amazing and beautiful time!

Zach Steinberger

Hahaha thank you so much!!

Zach Steinberger

We are so excited!!

Zach Steinberger

I apologize if you already sent this but did you send me proof of renters insurance?

Melissa

Nice!! No we don't have any yet but are working on changing over our car insurance to Florida and can get renters insurance. Do you recommend any insurance agents?

Zach Steinberger

For renters insurance I usually just go through Assurant

11/3/23, 11:47 AM

Zach Steinberger

Hey all!

Zach Steinberger

Please make sure to get me evidence of renters insurance

Zach Steinberger

Landlord is all over me to get that from you

Melissa

Hiii ok got it didn't realize was time sensitive sorry about that I am calling State Farm now

Zach Steinberger

Yeah I wasn't too concerned about it either but he really wants proof of it

Melissa

Ok I'm working on it now. In the meantime the place is great we love it here. If you could let them know the mail delivery person said she has been holding mail at the post office here for them due to no one collecting it here for a while before we just moved in.

Zach Steinberger

Yes will do!

Zach Steinberger

Thank you

11/3/23, 3:33 PM

Melissa

Emailed you our rental insurance along with a question from State Farm regarding sending 2 photos of the roof

Zach Steinberger

Yes you're all good to take pics of the roof!

Melissa

Awesome thank you so much

1/11/24, 6:01 PM

Zach Steinberger

Hey guys!

Hope your year is off to a great start.

How is everything at the house?

1/11/24, 7:04 PM

Melissa

Hi! Happy New Year! All is good! We had reached out to Luther to ask for some recs on unclogging the left sided sink and bathtub shower. We've been using the products under the sink they left but still get clogs.

Zach Steinberger

Here is my plumber!

Ask Luther if it's alright to bring him out

Zach Steinberger

*Attachment stored in iCloud:
Jeremy Knipe.vcf (Attachment)*

Melissa

Great thank you Zach! We will! How was your wedding!!

Melissa

Any pics? Haha

Melissa

No pressure haha sorry I realize probably a weird question!

Zach Steinberger

Ahhh it was amazing. Chaos and definitely not as planned lol!

We should get together and catch up!

Zach Steinberger

If you guys are up for grabbing a beer or something one of these nights that would be fun

Melissa

Awwww so glad all went well! Yes definitely always some chaos and unplanned shit that happens at weddings 🤪 sure we would love to! We are around mid/end next week if that works for you!

Zach Steinberger

Definitely ! Gulfport brewery Thursday at 5:30?

Melissa

That should work! Everything is good though right?

Zach Steinberger

Oh yes definitely. All good!!

Melissa

Loved "Oh yes definitely. All good!!"

My guess is that Compass Reality is looking for models to pose for a local shoot and Zach thought of us

Melissa

Laughed at "My guess is that Compass Reality is looking for mo..."

GQ won't like it but screw em

Zach Steinberger

Hahahah

"Selling St Pete" is starting with you!

"See! Young People Love Florida Too!"

I'll work on it

See you Thursday

Zach Steinberger

Hahaha 🤔🤔

Zach Steinberger

See you Thursday!

Melissa

Haha so funny! See you next week Zach!

Zach Steinberger

Liked "Haha so funny! See you next week Zach!"

1/18/24, 4:00 PM

Hey Zach, are you free to reschedule for Tuesday or Thursday same time, same place? I apologize, I have a conflict this evening. Will be much easier next week. Thanks. Looking forward to it

Zach Steinberger

Yeah no problem at all!

Let me know whenever works for you

3/12/24, 7:34 PM

Zach Steinberger

Hey guys!

Have you thought about what you're going to do at the end of the lease?

If you're thinking about buying, I'd love to work with you!

3/26/24, 9:04 AM

Zach Steinberger

Hey all,

I heard there was some commotion on the street last night.

Some of the neighbors called me.

Just wanted to check in and make sure everything is alright!

Hi Zach, incident was at our home. We took care of him. He was arrested and we are pressing charges for trespassing which is all we can do

Zach Steinberger

Oh wow!! I'm so sorry!

Did they break in?

Are you okay?

Is there anything I can do or was anything damaged that needs replacing?

3/26/24, 11:06 AM

Melissa

Yes so thankful we are all ok and safe now.

Zach Steinberger

So crazy! If there's anything I can do please let me know

Melissa

Thank you so much! Yes crazy situation we are still trying to process!

4/12/24, 4:49 PM

Zach Steinberger

Hey all

Just wanted to check back in on you and see how you were doing. I've been talking with the neighbors as well and it sounds like it was a pretty crazy situation!

Whatever I can do to help

4/12/24, 9:44 PM

We are in stride. Lost a step there for a brief moment, but rebounded back to gear. Appreciate the outreach. We haven't decided next moves just yet but have you in mind. We won't be buying I can confirm that, however. Another rental in St Pete area or a rental in Tampa area is also plausible. Melissa just started working at Tampa General Hospital

Zach Steinberger

I'm glad to hear you are doing better. Myself and the neighbors were pretty shaken up for you so can't imagine how you were feeling.

But yes let me know what you decide to do! Would love to assist any way I can

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IMG_3863.JPG (Image)

Zach Steinberger

That's insane!! Even reading it, is hard to fathom

5/13/24, 4:20 PM

Zach Steinberger

Hey all

Hope you are doing well. Are you up for getting together this week or next?

Would love to buy you guys a beer or a coffee!

6/7/24, 3:48 PM

Zach Steinberger

Hey guys how is everything going?

Zach Steinberger

If you're up for getting together quickly I'd love to buy you a coffee whenever you are free!

6/21/24, 10:04 AM

Zach Steinberger

Hey all hope you had a good week!

Are you available for a quick call today or this weekend?

Zach Steinberger

Would love to see what your plans are and if I can help at all