

Subject: Re: Lease bonus renewal

Date: Wednesday, January 29, 2025 at 2:28:16 PM Eastern Standard Time

From: Lamar Lynch

To: Chris Myers

CC: Anastasia Brown

I do apologize. There have been changes, such as Spectrum cable and internet will be available in your unit. You will be charged \$79 per month and pay it along with your rent. As well there is now a mandatory Damage Waiver that is being implemented - \$15 per month.

So I do apologize for the delay.

On Wed, Jan 29, 2025 at 11:53 AM Chris Myers <Chris@brainchildbranding.com> wrote:

How is this going? I NEED to know by the end of January if there is an increase in rent. Please get this to me before it's too late. I did not hear anything from you by end of day yesterday.

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Tuesday, January 28, 2025 at 2:58 PM

To: Chris Myers <Chris@brainchildbranding.com>

Cc: Anastasia Brown <abrown@dasmenresidential.com>

Subject: Re: Lease bonus renewal

I will look into it and get back to you by end of day

On Tue, Jan 28, 2025 at 2:42 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Still no lease.

Chris Myers 35 101

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Thursday, January 23, 2025 at 1:23 PM

To: Chris Myers <Chris@brainchildbranding.com>

Cc: Anastasia Brown <abrown@dasmenresidential.com>

Subject: Re: Lease bonus renewal

I will forward your message to the manager.

I do apologize if the lease has not been sent out as I believe it was.

But again, I will forward this message to the manager so she can coordinate a time to discuss your renewal with you.

On Thu, Jan 23, 2025 at 1:03 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Lamar:

To clarify...

The last set of emails I got from BlueMoon were dated March 26, 2024. Those were relative to the day I moved in 2024.

1. They do not go into my junk mail as I have BlueMoon on my safe list.
2. When do they plan to send the 2025 leases? (Your email suggests they already have). It should go to Chris@BrainChildBranding.com.
3. Also, before I make another 12 month/14 month commitment, I'd like a sit-down conversation with Anastasia in her capacity as Property Manager; I think that's a reasonable request from a tenant for at least ONE annual conversation.

Best regards,

Chris Myers, Bldg 35, Apt 101

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Wednesday, January 22, 2025 at 4:20 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Lease bonus renewal

Please check your email for bluemoon. Renewal will come as the original lease did, via email. Please check your spam folder as well.

On Wed, Jan 22, 2025 at 4:04 PM Chris Myers <Chris@brainchildbranding.com> wrote:

OK, so how do we do that?

From: Lamar Lynch <llynch@dasmenresidential.com>
Date: Wednesday, January 22, 2025 at 3:53 PM
To: Chris Myers <chris@brainchildbranding.com>
Subject: Lease bonus renewal

Yes you will get the \$200 applied if you renew your lease. We will need to do that as soon as possible.

--

Thank you,

LaMar Lynch

Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com

llynch@dasmenresidential.com

13101 Aarans Pond Dr, Tampa, FL 33612

Live Better. Live Different. Live DASMEN.

--

Thank you,

LaMar Lynch

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Subject: Re: Lease bonus renewal

Date: Thursday, January 23, 2025 at 1:23:05 PM Eastern Standard Time

From: Lamar Lynch

To: Chris Myers

CC: Anastasia Brown

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But again, I will forward this message to the manager so she can coordinate a time to discuss your renewal with you.

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Subject: Re: Air quality in Bldg. 35, 101

Date: Wednesday, August 21, 2024 at 1:11:26 PM Eastern Daylight Time

From: Lamar Lynch

To: Chris Myers

I will forward this to the manager. I am not sure what, if any the results are.

On Wed, Aug 21, 2024 at 1:07 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

Have you had any feedback from your supervisor regarding the Teco audit?

Thanks,

Chris Myers

--

Thank you,

LaMar Lynch
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Subject: Re: Lease bonus renewal

Date: Wednesday, January 22, 2025 at 4:19:58 PM Eastern Standard Time

From: Lamar Lynch

To: Chris Myers

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Please check your spam folder as well.

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Subject: Re: Air Conditioning Issues

Date: Tuesday, August 13, 2024 at 3:01:55 PM Eastern Daylight Time

From: Lamar Lynch

To: Chris Myers, Anastasia Brown

Hi Chris, I am just getting to my emails as I was not in the office. I have forwarded your email to the manager to discuss.

On Tue, Aug 13, 2024 at 12:46 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

I just had TECO come out and do an energy audit since my monthly electric bill seems consistently high. I'm attaching their report and pictures.

The files are so big, I'm going to send them one at a time, so consider this email one of three.

Please let me know your solution ASAP, as the technician stated this air is not healthy for anyone to be

breathing.

Thanks,

Chris

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Monday, June 17, 2024 at 2:06 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Credit Score

Sounds good.

On Mon, Jun 17, 2024 at 2:05 PM Chris Myers <Chris@brainchildbranding.com> wrote:

I'll stop by at some point. Thanks!

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Monday, June 17, 2024 at 1:33 PM

To: Chris Myers <Chris@brainchildbranding.com>

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I do have extra flyers in the office with the information.

On Mon, Jun 17, 2024 at 12:00 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

Part of the literature about Avina North was that you would report my rent to the credit bureaus. I

am checking my credit reports and it is not showing up. There's no rush on this but could you ask the powers to be to report it.

Thanks,

Chris

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Thank you,

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Subject: Re: Image 1
Date: Tuesday, August 13, 2024 at 3:00:11 PM Eastern Daylight Time
From: Lamar Lynch
To: Chris Myers

I do not know what this is email 2 of three means as I can not open the attachment.

On Tue, Aug 13, 2024 at 12:47 PM Chris Myers <Chris@brainchildbranding.com> wrote:

| This is email 2 of three

--

Thank you,

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Subject: Re: FW: Email 3 of 3
Date: Tuesday, August 13, 2024 at 2:59:32 PM Eastern Daylight Time

From: Lamar Lynch
To: Chris Myers
Attachments: image.png

Yes, I received them. But it looks like this and I can open this file you sent.

Email 3 of 3 Inbox x



Chris Myers

to me ▾

Hi Lamar:

Can you confirm for me that you received the three emails (including this one) that I have just sent.

Thanks,

Chris

13135 Aarans Pond Drive, Apt 101, Tampa FL 33612



Chris Myers

to me ▾

Forgot to attach the 3rd attachment. This is 3 of 3.

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Date: Tuesday, August 13, 2024 at 12:47 PM

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Subject: Email 3 of 3

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One attachment • Scanned by Gmail ⓘ



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Date: Monday, June 17, 2024 at 1:33:40 PM Eastern Daylight Time

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Subject: Re: Lease

Date: Tuesday, June 4, 2024 at 8:06:58 AM Eastern Daylight Time

From: Lamar Lynch

To: Chris Myers

I printed it.

Also will give a slip to put in your box for the mailman if you have not filled one out.

On Mon, Jun 3, 2024 at 1:50 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

Would you do me a favor and print out my lease. I'm not getting any mail and I think it's because I have to show the post office an official bill or lease. Let me know and I'll swing by.

Thanks,

Chris

--

Thank you,

LaMar Lynch
Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com
llynch@dasmnresidential.com
13101 Aarans Pond Dr, Tampa, FL 33612
Live Better. Live Different. Live DASMEN.

Subject: Re: Email from Avian

Date: Friday, June 7, 2024 at 3:00:32 PM Eastern Daylight Time

From: Lamar Lynch

To: Chris Myers

I have your paperwork. Thank you

On Fri, Jun 7, 2024 at 2:57 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

Can you please ask them to take the sprinkler out of the dog park. It's been in there almost three days night and day.

Also, is my dog, Mia registered with you? As she is a service dog, she doesn't need a down payment. If you see her without her vest on, that means she not at work. I'll bring you her paperwork as soon as I unpack it.

Thanks,

Chris Myers

--

Thank you,

LaMar Lynch
Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com
llynch@dasmenresidential.com
13101 Aarans Pond Dr, Tampa, FL 33612
Live Better. Live Different. Live DASMEN.

Subject: Re: Lease
Date: Tuesday, June 4, 2024 at 8:06:58 AM Eastern Daylight Time
From: Lamar Lynch
To: Chris Myers

I printed it.
Also will give a slip to put in your box for the mailman if you have not filled one out.

On Mon, Jun 3, 2024 at 1:50 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

Would you do me a favor and print out my lease. I'm not getting any mail and I think it's because I have to show the post office an official bill or lease. Let me know and I'll swing by.

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Chris

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Live Better. Live Different. Live DASMEN.

Subject: Re: June 1 rent
Date: Wednesday, May 29, 2024 at 4:45:29 PM Eastern Daylight Time
From: Lamar Lynch
To: Chris Myers
Attachments: image.png

So I just took a look at and...
YES!!! it does show up on our end as paid \$1457 5/29/24

Payment History

\$1,457.00

May 29, 2024
08:11

Visa - XXXX XXXX XXXX 2217

Transaction ID:
120460714687

It shows up on our end. See on this end it doesn't even show your past attempts or pending (from previous months/attempts).

Well I am glad this worked out. We should be golden going forward, Have a great evening

On Wed, May 29, 2024 at 4:24 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

This was very helpful. I think it might work because you suggested to do it as a POS transaction, so there will be pending or delay in reflection of payment on your end.

And sure enough when I followed your instruction it comes up in my pending as a POS not as a credit or debit card as it did last month. So, although it does have to go into pending for a little bit, I'm hoping your solution has it in and out without a lengthy pending period.

Let me know what's going on at your end,

Thanks,

Chris

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Wednesday, May 29, 2024 at 1:24 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: June 1 rent

Hi Chris... I am not sure where we left off from the last conversation with your rent payment. I do recall the issues you were having. My suggestion would be to first go into your app and remove all the payment source options (i.e. credit/debit cards and ACH bank acct and routing #).

After that use this link:

<https://residents.appworkco.com/mlogin?token=SFMMyNTY.g2gDdAAAAAN3CHJIZGlyZWN0dwdwYXltZW50dwh1c2VybmFtZW0AAATQ2hyaXN0aW5lQW5uZSBNeWVyc3cNY2xpZW50X3NjaGVtYW0AAAAGZGFzbWVubgYAtClWxY8BYgABUYA.aCJy4cGeNlenJO6jQ2LoTM7xjReHl7CoixArKVrS6Y>

*you may have to copy and paste the link.

Once it opens, you should have a balance of (\$-0.49) which is a credit of \$0.49. Now I say this so you will know you are dealing with your account if the above link shows any monies due or not. After this there should be an option to make a payment. I would try to make a payment and as long as it goes thorough, I would make the payment for the rent \$1457. Now I would do this with a credit or debit card so the point is done as a POS transaction, so there will be no pending or delay in reflection of payment on our end.

*NOTE If you are trying to make a payment with multiple cards I would do half first and make sure the payment goes through and shows on the account (AppWork) before trying with the second card.

Also I would not link my bank account for the purpose of seeing where the issue is.

The current cards on your account I wouldn't use but if you have to you need to be sure when it asks for the address you use the cards statement address (where it's mailed to) not your address or your last address but the address the cards monthly statement goes to. Other than that I would use a different card. I am not sure which are accepted and not (i.e. AMEX, Discover...) but I do know you can not use a gift card, prepaid card, ebt, snap, medicare/medicaid cards.

Last option if this does not work, you will just need to get a moneygram account code number via email when you are ready to pay the rent each month.

Hope this helps.

On Wed, May 29, 2024 at 12:15 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

When we last met, I wrote down the instructions you suggested so that I don't have any more problems paying my rent. I can't find my notes.

If I recall correctly, you said to stop the auto pay and to put in my bank account number and routing, etc. whatever else is needed and try and take it directly out of my personal bank account.

If that's not right should I just go to the bank and get a bank draft?

Thanks for your help,

Chris Myers 101

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llynch@dasmenresidential.com

13101 Aarans Pond Dr, Tampa, FL 33612

Live Better. Live Different. Live DASMEN.

Subject: Re: Problem with Autopay Rent
Date: Friday, May 3, 2024 at 12:25:51 PM Eastern Daylight Time
From: Lamar Lynch
To: Chris Myers
Attachments: 35-101 Christine Myers Lease.pdf

Attached is your lease

13135 Aarans Pond Dr apt 101 Tampa Fl 33612

On Fri, May 3, 2024 at 11:36 AM Chris Myers <Chris@brainchildbranding.com> wrote:

I'll check with my bank right away.

Can you please tell me EXACTLY how it is written on my lease? I'll change it/confirm it at the bank.

Thanks,

Chris

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Friday, May 3, 2024 at 10:40 AM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Problem with Autopay Rent

The address provided does not match billing address of cardholder."

Chris please note that this part means the card you are using to the rent. The address to the card, not the address to the current apartment. You must use the address the bank or credit card statement is being sent to. If you changed it, you must confirm with the institution that it is truly changed in the system.

When we changed your unit prior to you moving in this appwork account to make rent payments was not activated or active. The accounts do not become active until you move-in to the unit.

On Fri, May 3, 2024 at 10:35 AM Chris Myers <Chris@brainchildbranding.com> wrote:

Lamar:

I think I know what the problem is with my rent autopay.

If you recall, you had me scheduled to go into a different unit just prior to moving in. Then, at the last moment, it was revised to put me into:

13135 Aarans Pond Drive, Apt 101, Tampa FL 33612.

And here's the error message I have been getting every day:

Payment Failure: "The transaction has been declined because of an AVS mismatch. The address provided does not match billing address of cardholder."

I believe if you check through all your records you will find that old address is still somewhere in your records and simply needs to be updated.

If you can't get this sorted out soon, my rental payment history is going to look like I have trouble paying. Additionally, right now I have **not one, BUT TWO** pending rental payments tied up at my bank. I cannot afford for this to happen. I have other bills to pay. As we learned from last month, that money will be held up for 10-14 days and there is nothing I can do about it on my end.

The only solution is for you to fix it at your end.

If this doesn't make sense, please someone from your head office call me at 813-313-9397.

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Chris Myers

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Thank you,

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13101 Aarans Pond Dr, Tampa, FL 33612

Live Better. Live Different. Live DASMEN.

Subject: Re: Problem with Autopay Rent

Date: Friday, May 3, 2024 at 10:40:14 AM Eastern Daylight Time
From: Lamar Lynch
To: Chris Myers

The address provided does not match billing address of cardholder."

Chris please note that this part means the card you are using to the rent. The address to the card, not the address to the current apartment. You must use the address the bank or credit card statement is being sent to. If you changed it, you must confirm with the institution that it is truly changed in the system.

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Subject: Re: June 1 rent
Date: Thursday, May 30, 2024 at 8:33:24 AM Eastern Daylight Time
From: Lamar Lynch
To: Chris Myers
Attachments: image001.png

For not paying rent? Yes. They do begin the eviction process.
Depending on how the court and tenant decide to resolve the eviction is usually the result.

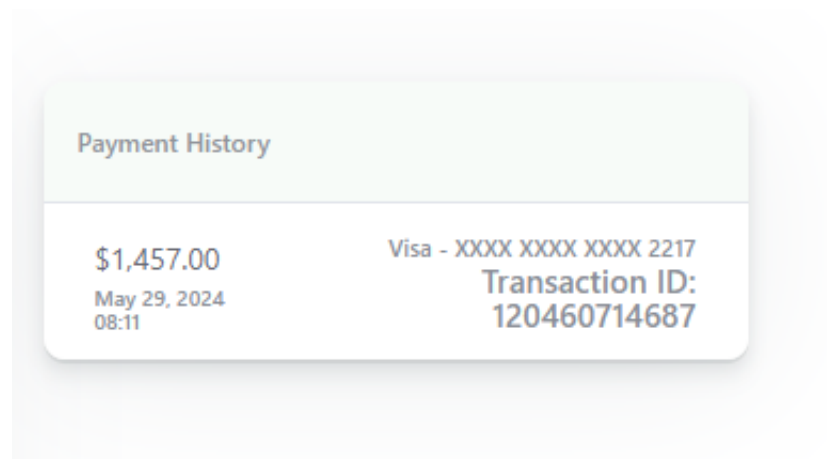
On Wed, May 29, 2024 at 5:45 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Have you ever had a tenant that was this excited about paying their rent???

From: Lamar Lynch <llynch@dasmenresidential.com>
Date: Wednesday, May 29, 2024 at 4:45 PM
To: Chris Myers <Chris@brainchildbranding.com>
Subject: Re: June 1 rent

So I just took a look at and...

YES!!! it does show up on our end as paid \$1457 5/29/24



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To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: June 1 rent

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llynch@dasmenresidential.com

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--

Thank you,

LaMar Lynch

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llynch@dasmenresidential.com

13101 Aarans Pond Dr, Tampa, FL 33612

Live Better. Live Different. Live DASMEN.

Subject: Re: ***UPDATED*** - - Welcome HOME Letter

Date: Wednesday, March 27, 2024 at 9:49:30 AM Eastern Daylight Time

From: Lamar Lynch

To: Chris Myers

I will look into this and get back to you.

Looks like the account was changed from future resident to actual resident. You should get a new email from appwork to setup/register. Once you get back in you should be able to make payments and place work orders.

On Wed, Mar 27, 2024 at 9:42 AM Chris Myers <Chris@brainchildbranding.com> wrote:

I'm trying to pay my prorated and April rent through App Work and there doesn't seem to be a place to create an account. Since I got something regarding Chuck's electrical work, does that mean I already have an account?

Let me know how I can do this online since I can't drive.

Thanks,

Chris

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Tuesday, March 19, 2024 at 10:19 AM

To: Chris Myers <chris@brainchildbranding.com>

Subject: Fwd: ***UPDATED*** - - Welcome HOME Letter

CORRECTED \$517 prorated rent payment due on 3/21/2024

----- Forwarded message -----

From: **Lamar Lynch** <llynch@dasmenresidential.com>

Date: Tue, Mar 19, 2024 at 9:56 AM

Subject: ***UPDATED*** - - Welcome HOME Letter

To: Chris Myers <chris@brainchildbranding.com>

Good morning Christine.

Unfortunately we need to change your original unit to another due to unforeseen circumstances. You will still have a 1st floor unit. @ bedroom 1 bath. Still has W/D hookups. Patio faces the dog park still.

The unit is still ready for the 21st and for you to stop by today.

I will be sending you the new address and a new lease today after your visit....

I have attached the updated address.

--

Thank you,

LaMar Lynch

Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com

llynch@dasmenresidential.com

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Thank you,

LaMar Lynch

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13101 Aarans Pond Dr, Tampa, FL 33612

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Subject: Re: Problem with Autopay Rent

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To: Chris Myers

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The only solution is for you to fix it at your end.

If this doesn't make sense, please someone from your head office call me at 813-313-9397.

Thanks,

Chris Myers

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Thank you,

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llynch@dasmenresidential.com

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Live Better. Live Different. Live DASMEN.

Subject: Re: Work order

Date: Tuesday, March 26, 2024 at 8:16:18 AM Eastern Daylight Time

From: Lamar Lynch

To: Chris Myers

No sorry I do not know of a dog walker here onsite.
I will give you a call after 9 am - say around 10?.

On Mon, Mar 25, 2024 at 10:58 PM Chris Myers <Chris@brainchildbranding.com> wrote:

I had to go to Urgent Care. I fractured my right ankle and sprained my left foot. Apparently I'll be home for the next six weeks.

Is there any chance that you know of someone who is a dog walker on the premises?

You can reach me at 813-313-9397.

Thanks,

Chris

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Monday, March 25, 2024 at 4:23 PM

To: Chris Myers <chris@brainchildbranding.com>

Subject: Work order

Maintenance tried to come to your unit today. You were not home but they could hear the dogs and didn't want to take the chance of letting you dog(s) get out of the unit or if they would attack the maintenance guy.

So he can come by tomorrow, if you let us know when you will be home he will come then.

--

Thank you,

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llynch@dasmenresidential.com

13101 Aarans Pond Dr, Tampa, FL 33612

Live Better. Live Different. Live DASMEN.

Subject: Re: Credit Score

Date: Monday, June 17, 2024 at 2:06:32 PM Eastern Daylight Time

From: Lamar Lynch

To: Chris Myers

Sounds good.

On Mon, Jun 17, 2024 at 2:05 PM Chris Myers <Chris@brainchildbranding.com> wrote:

I'll stop by at some point. Thanks!

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Monday, June 17, 2024 at 1:33 PM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Credit Score

In the folder that was left in the unit or that I gave you when you moved in... it had a few flyers and advertisements. There is one in there for Experian. You will need to read that and set it up via experian for it to be reported.

I do have extra flyers in the office with the information.

On Mon, Jun 17, 2024 at 12:00 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

Part of the literature about Avina North was that you would report my rent to the credit bureaus. I am checking my credit reports and it is not showing up. There's no rush on this but could you ask the powers to be to report it.

Thanks,

Chris

--

Thank you,

LaMar Lynch

Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com

llynch@dasmenresidential.com

13101 Aarans Pond Dr, Tampa, FL 33612

Live Better. Live Different. Live DASMEN.

--

Thank you,

LaMar Lynch

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813-252-2988 avinanorthfl.com

llynch@dasmenresidential.com

13101 Aarans Pond Dr, Tampa, FL 33612

Live Better. Live Different. Live DASMEN.

Subject: Work order

Date: Monday, March 25, 2024 at 4:23:40 PM Eastern Daylight Time

From: Lamar Lynch

To: Chris Myers

Maintenance tried to come to your unit today. You were not home but they could hear the dogs and didn't want to take the chance of letting you dog(s) get out of the unit or if they would attack the maintenance guy.

So he can come by tomorrow, if you let us know when you will be home he will come then.

--

Thank you,

LaMar Lynch
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813-252-2988 avinanorthfl.com
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Live Better. Live Different. Live DASMEN.

Subject: Act Fast: "No_Obligation" || "Errors-list + Performance report" || "If YES, May I share it now??"

Date: Wednesday, March 20, 2024 at 4:16:08 PM Eastern Daylight Time

From: Winola Marte

To: info@gandhasphalt.com

Hi, (info@gandhasphalt.com)

I hope you are doing well,

I have found some critical issues on your website - www.gandhasphalt.com that impact your online presence and Google ranking.

*Would you like to **receive a no-obligation report** that highlights 3 or 4 things that can help you improve your Google rankings & visibility significantly?*

*Also, May I share the **performance report & errors list** found on your website??"*

*Best,
Winola
Site-Examiner
Delaware, USA*

*Note: You can simply reply "**SEND**" if interested or "Remove" if not interested*

Subject: Work order

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Live Better. Live Different. Live DASMEN.

Subject: Fwd: ***UPDATED*** - - Welcome HOME Letter

Date: Tuesday, March 19, 2024 at 10:19:36 AM Eastern Daylight Time

From: Lamar Lynch

To: Chris Myers

Attachments: Welcome Letter Christine Myers.pdf, Welcome Letter Christine Myers.pdf

CORRECTED \$517 prorated rent payment due on 3/21/2024

----- Forwarded message -----

From: **Lamar Lynch** <llynch@dasmenresidential.com>

Date: Tue, Mar 19, 2024 at 9:56 AM

Subject: ***UPDATED*** - - Welcome HOME Letter

To: Chris Myers <chris@brainchildbranding.com>

Good morning Christine.

Unfortunately we need to change your original unit to another due to unforeseen circumstances. You will still have a 1st floor unit. @ bedroom 1 bath. Still has W/D hookups. Patio faces the dog park still.

The unit is still ready for the 21st and for you to stop by today.

I will be sending you the new address and a new lease today after your visit....

I have attached the updated address.

--

Thank you,

LaMar Lynch
Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com

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Site-Examiner

Delaware, USA

*Note: You can simply reply "**SEND**" if interested or "Remove" if not interested*

Subject: UPDATE - Change of unit

Date: Tuesday, March 19, 2024 at 8:18:38 AM Eastern Daylight Time

From: Lamar Lynch

To: Chris Myers

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Unfortunately we need to change your original unit to another due to unforeseen circumstances. You will still have a 1st floor unit. @ bedroom 1 bath. Still has W/D hookups. Patio faces the dog

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I will be in the office today and if you can stop by later in the day it would be great.

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Subject: Move-In date AVINA NORTH

Date: Friday, March 15, 2024 at 1:59:31 PM Eastern Daylight Time

From: Lamar Lynch

To: Chris Myers

Hi Chris I can get you access in the unit for the 20th to set up your delivery drop off. If you need the 19th just to place the notes of where you want your items just let me know

--

Thank you,

LaMar Lynch
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Subject: Re: Lease

Date: Thursday, March 14, 2024 at 8:28:05 AM Eastern Daylight Time

From: Lamar Lynch

To: Chris Myers

Good morning Chris.

Please note your rent is 1369 but your total charges of rent is 1457 per month.

As well the prorated rent is correct as it is prorated from the total amount of month rent due.

On Wed, Mar 13, 2024 at 6:42 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

I believe there is an error on page 3 of 10, paragraph #6, rent is listed as \$1457 instead of \$1369. Additionally, prorated rent is listed as \$517 instead of \$486.

Can you revise and I'll go back to filling it in.

Thanks,

Chris Myers

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Friday, March 8, 2024 at 11:31 AM

To: Chris Myers <Chris@brainchildbranding.com>

Subject: Re: Moving Plans

You applied before the special was released. To secure any unit a deposit is required. Also the

special applies as of March 1st not to past applicants, but we are extending a part of the special to you, which is the \$100 off the rent.

Realtor.com is an advertiser. Our website has our true prices. That site may no longer be used and they just still have some of the old pricing. As well pricing has be changed from then to now, as well many of our classic style units have been upgraded. i.e. 2x1 classic \$1269 upgrade \$1369. Is the price difference/change.

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Hi Lamar:

Thank you for this information. Two questions:

1. I paid substantially more than the “no score” credit score amount of \$500. Just curious why.
2. Also, I still haven’t gotten an answer why the unit is advertised on Realtor.com at \$1269, I’m paying \$1369...the price listed for the 2/2.

Just trying to dot the “I’s” and cross the “t’s” before I sign.

Thanks,

Chris

From: Lamar Lynch <llynch@dasmenresidential.com>
Date: Friday, March 8, 2024 at 10:30 AM
To: Chris Myers <Chris@brainchildbranding.com>
Cc: Anastasia Brown <abrown@dasmenresidential.com>
Subject: Re: Moving Plans

Good morning Chris, I spoke with the manager. We can create and have you sign the lease for the 15th of March, this way you can take part of the special 'Move in by 3/15 and receive \$1,000 off first month's rent plus a discounted deposit based on your credit score: No Score: \$500 deposit, 401-599: \$500 deposit, 600+: \$250 deposit. Plus 15,000 Dasmen Reward

Points upon move-in! But we will be requesting you pay the prorated rent upfront . So, if you can pay the prorated rent (March 21 to end of month) I can send the lease for the 15th so you can get the \$1000 off your first months rent (April 2024)

Please let me know if this works for you.

On Tue, Mar 5, 2024 at 1:08 PM Chris Myers <Chris@brainchildbranding.com> wrote:

I changed my friends and the movers around so that I'm moving in the 21st instead of the 27th if that helps.

Thanks,

Chris Myers

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Subject: Re: Lease

Date: Monday, March 11, 2024 at 3:59:56 PM Eastern Daylight Time

From: Lamar Lynch

To: Chris Myers

Yes, I will.

On Mon, Mar 11, 2024 at 3:49 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

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Subject: Welcome HOME Letter - AVINA NORTH

Date: Thursday, February 29, 2024 at 11:53:14 AM Eastern Standard Time

From: Lamar Lynch

To: Chris Myers

Attachments: Welcome Letter Christine Myers.pdf

Welcome to Avina North!

Please beware your move-in time is 4 p.m.

***Before you move in, there are just a few things that need to be handled.**

Renter's Insurance- We require your unit to be insured for the entire duration of your lease term. Proof of insurance will be required, please make sure your insurance company provides the Declaration Page. Please list our P.O Box on your declaration page. P.O Box 498067 Cincinnati OH 45249. If you do not provide renter's insurance, ours will be automatically added with a cost of \$14.00 per month added to your monthly rent. You will be charged renters insurance at \$14 unless you have already provided coverage. If you will have coverage on the day of move-in I will need a copy of the policy coverage and you will omit the \$14 from the highlighted TOTAL DUE...

Electricity- Confirmation of active electricity must be received. Please contact TECO Energy at 888-223-0800. Please have them fax us a copy of the Statement of Existing Services and acquire the account number to relay to us on move-in day or you can bring or email the confirmation to us.

Apprent- You can pay your rent via Apprent! Download in the Appstore or Google Play- or simply visit! www.appworkco.com. When initially signing up, your t-code and unit code will be required.

****After/when you move in, there are a few additional things to be aware of:**

1 Parking permits: We will need a copy of your registration and insurance *PLEASE NOTE: registration & Insurance needs to be in lease holders name. Permits will be given out.

2 Mailbox Key: If you did not get a key day of move-in, we are in process of changing the lock(s) and will give you a key once changed.

3 Move-In Inventory and Condition Form: Left in your unit upon move-in needs to be filled out/checked off and returned to office so we can discuss any and all issues and have maintenance

come to make corrections.

***PLEASE NOTE:** when making work orders if you do not specify that it is okay to enter the unit and maintenance comes to unit and there is no answer the work order will be closed...

--

Thank you,

LaMar Lynch
Leasing Consultant, Avina North

813-252-2988 avinanorthfl.com
llynch@dasmenresidential.com

13101 Aarans Pond Dr, Tampa, FL 33612

Live Better. Live Different. Live DASMEN.

Subject: Re: Revised Rental Insurance Declaration

Date: Thursday, February 29, 2024 at 11:38:42 AM Eastern Standard Time

From: Lamar Lynch

To: Chris Myers

Got it, thanks!

On Thu, Feb 29, 2024 at 11:28 AM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

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Thanks,

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Subject: Re: Rental Insurance Declaration Page

Date: Tuesday, February 27, 2024 at 2:04:23 PM Eastern Standard Time

From: Lamar Lynch

To: Chris Myers

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As of today we are still scheduled for mid-March (03/15/2024)

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Subject: Welcome HOME Letter - AVINA NORTH

Date: Thursday, February 29, 2024 at 11:53:14 AM Eastern Standard Time

From: Lamar Lynch

To: Chris Myers

Attachments: Welcome Letter Christine Myers.pdf

Welcome to Avina North!

Please beware your move-in time is 4 p.m.

***Before you move in, there are just a few things that need to be handled.**

Renter's Insurance- We require your unit to be insured for the entire duration of your lease term. Proof of insurance will be required, please make sure your insurance company provides the Declaration Page. Please list our P.O Box on your declaration page. P.O Box 498067 Cincinnati OH 45249. If you do not provide renter's insurance, ours will be automatically added with a cost of \$14.00 per month added to your monthly rent. You will be charged renters insurance at \$14 unless you have already provided coverage. If you will have coverage on the day of move-in I will need a copy of the policy coverage and you will omit the \$14 from the highlighted TOTAL DUE...

Electricity- Confirmation of active electricity must be received. Please contact TECO Energy at 888-223-0800. Please have them fax us a copy of the Statement of Existing Services and acquire the account number to relay to us on move-in day or you can bring or email the confirmation to us.

Apprent- You can pay your rent via Apprent! Download in the Appstore or Google Play- or simply visit! www.appworkco.com. When initially signing up, your t-code and unit code will be

required.

****After/when you move in, there are a few additional things to be aware of:**

1 Parking permits: We will need a copy of your registration and insurance *PLEASE NOTE: registration & Insurance needs to be in lease holders name. Permits will be given out.

2 Mailbox Key: If you did not get a key day of move-in, we are in process of changing the lock(s) and will give you a key once changed.

3 Move-In Inventory and Condition Form: Left in your unit upon move-in needs to be filled out/checked off and returned to office so we can discuss any and all issues and have maintenance come to make corrections.

***PLEASE NOTE: when making work orders if you do not specify that it is okay to enter the unit and maintenance comes to unit and there is no answer the work order will be closed...**

--

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813-252-2988 avinanorthfl.com

llynch@dasmenresidential.com

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Subject: Re: Your application has been APPROVED - AVINA NORTH

Date: Friday, February 23, 2024 at 5:43:55 PM Eastern Standard Time

From: Lamar Lynch

To: Chris Myers

Hi Christine

I will be able to give you the address March 1st. As 1 unit may be ready before the other and would like to be sure before I give an address with date and then have to change it later.

Rental insurance:

, please make sure your insurance company provides the Declaration Page. Please list our P.O Box on your declaration page. P.O Box 498067 Cincinnati OH 45249

On Fri, Feb 23, 2024 at 2:55 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

Do you mind telling me two things:

1. What will my exact address be?
2. What is the minimum amount of rental insurance you want a tenant to have?

Thanks,

Chris Myers

From: Lamar Lynch <llynch@dasmenresidential.com>

Date: Wednesday, February 21, 2024 at 11:38 AM
To: Chris Myers <Chris@brainchildbranding.com>
Subject: Re: Your application has been APPROVED - AVINA NORTH

Received, thank you.

On Sat, Feb 17, 2024 at 6:11 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

1. Attached please find the paperwork on my Service Animal, Mia.
2. I received something that talked about mandatory rental insurance. Can you tell me the minimum and I'll bundle it with my car.
3. Are there any other things you're waiting for from me?
4. If you could give me a little lead time on the hard move-in date, that would be great.

Thanks,

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From: Lamar Lynch <llynch@dasmenresidential.com>
Date: Tuesday, February 13, 2024 at 10:15 AM
To: Chris Myers <chris@brainchildbranding.com>
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your deposit has been made so we can then assign you to the next available unit.
A Welcome letter will be sent to you in a separate email shortly with the Teco information to have the power turned on. You are also responsible for your internet/cable.

Please feel free to reach out with any questions and or concerns to this email and I will respond as soon as possible.

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Subject: Re: Application MISSING Documents

Date: Tuesday, February 13, 2024 at 8:18:35 AM Eastern Standard Time

From: Lamar Lynch

To: Chris Myers

Received, thank you.

On Mon, Feb 12, 2024 at 4:47 PM Chris Myers <Chris@brainchildbranding.com> wrote:

Hi Lamar:

Here are some of the missing documents. Let me know what else you need.

Thanks,

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Date: Monday, February 12, 2024 at 10:11 AM

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Subject: Application MISSING Documents

My name is LaMar, I'm the leasing consultant at Avina North Apartments.

I will be taking care of your application and move in the process.

To move forward with the application process, I need the following documents from you:

1-Bank statements for the last 2 months

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