

EPLING ESTATES COMMUNICATES...

JULY 2009

EDITION 91

Community Cash Drawing

Winning tenant(s): Marianne Brosch, Stacey Richards, Jamie Sieving, & Peggy Wooldridge

Property leased: 1513 Kingsley Avenue, Akron, OH 44313

Winning charity: Blick Clinic, Inc.

Current monthly winners each receive: \$50

JUST A NOTE

Air conditioning maintenance...

If your property has a forced air or ducted air conditioning system, please remember to replace the furnace filter now! If your property has a through the wall air conditioner, please remember to clean the filter about every two weeks during heavy use....like June and July so far! Turn the AC off during cleaning; running the AC with no filter can cause damage. To clean the filter, simply lift the filter up out of the AC unit and spray it at the kitchen sink with the vegetable sprayer. Regular cleaning will make the AC unit last longer and make the air colder ☺.

How does \$8000 for FREE sound? Keep reading...

Please check out our listings below as we will be offering several properties for sale in the next few months. The Obama administration has passed a First Time Homebuyer Credit program (hurry, this is slated to end on 12/01/09). Most all qualify for this program if you (or your spouse) have not owned a home in the past three years and you make less than \$95,000 (\$170,000 if married filing jointly). You can utilize this credit in conjunction with the land contract / owner financing programs that we are offering. This \$8000 does not have to be repaid (so long as you reside in the home for three years or longer). We can help you with this process. Please check out what we have...it may be a win-win for all!

Available Properties

<u>Property</u>	<u>Description</u>	<u>Rent</u>	<u>Available</u>
4300 Lynn Rd #203D	Rootstown * Professional Office * Utilities & Internet Included	\$400	NOW!!!
4300 Lynn Rd #204-206	Rootstown * Build to Suit * Professional Office * 1000-2600 sq ft	\$1000+	60 Days
4410 Lovers Lane	Ravenna * 2/Bed * 1/Bath * 1/Garage * AC * Patio * Cats OK	\$650	NOW!!!
4597 New Milford Road	Rootstown * 2/Bed * 1.5/Bath * 2/Garage * Deck * Fenced in yard	\$845	NOW!!!
4706-C Gerland Circle	Rootstown * 11'-5" x 22'-8" Storage Unit * 9' x 7' Overhead Door	\$65	NOW!!!
500 North Park Drive	Ravenna Condo * 2/Bed * 1.5/Bath * 1/Garage * AC * Loft * Patio	For Sale	\$710 pmt
512 North Park Drive	Ravenna Condo * 2/Bed * 1/Bath * 1/Garage * LAND CONTRACT	For Sale	\$630 pmt
\$50 paid for referrals	☺ We are happy to add you to our waiting list ☺	\$50 paid for referrals	

Calendar

07/21/2009 - Statement date

08/05/2009 - Automatic payments are processed

08/17/2009 - Deferred automatic payments are processed

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OFFICE

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