

# ***EPLING ESTATES COMMUNICATES...***

AUGUST 2009

EDITION 92

## ***Community Cash Drawing***

Winning tenant(s): **Bradley C. Buchert and Joel K. Solt**  
Property leased: **504 North Park Drive, Ravenna, OH 44266**  
Winning charity: **Animal Protective League of Portage County**  
Current monthly winners each receive: **\$50**

## ***JUST A NOTE***

### ***No longer mailing EFT deferral invoices...***

Customers who have deferred rent payments in the past have received an invoice in the mail shortly after their request. Effective September 2009, we will no longer be mailing these invoices. In the past, we wanted to provide a written confirmation to our customers and these invoices served this purpose. Now most all deferral requests are done via our website ([www.EplingEstates.com](http://www.EplingEstates.com)) where customers receive a confirmation number via email. For customers that call in to the office, a confirmation number can be given upon request.

### ***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 (as 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
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
526 North Park Drive	Ravenna Condo * 2/Bed * 1/Bath * 1/Garage * AC * Laundry Room	For Sale	\$630 pmt
<b>\$50 paid for referrals</b>	<b>☺ We are happy to add you to our waiting list ☺</b>	<b>\$50 paid for referrals</b>	

## ***Calendar***

**08/19/2009 – Statement date**

**09/07/2009 – Automatic payments are processed**

**09/15/2009 – Deferred automatic payments are processed**

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OFFICE

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