

EPLING ESTATES COMMUNICATES

MARCH 2025

EDITION 278

Community Cash

Winning customer → Woodie D. Goodnight
 Property address → 4300 Lynn Road, Suite 101, Ravenna, OH 44266
 Selected charity → Animal Protective League of Portage County
 Monthly prize → Winner donated their share...charity received \$100



WHAT'S HAPPENING

We pay for referrals

We appreciate referrals and will gladly pay you \$50 for referring someone who signs a lease and \$500 for someone who purchases a property! Check out the list below for friends & colleagues.

Rate Schedule

The Rate Schedule has been updated and will be effective 04/01/2025. We have attached copies of both the "new" and the "old" schedules for your records.

Calendar

03/01/2025 • Rent due date
 03/05/2025 • AutoPays processed
 03/17/2025 • Deferrals processed



Discounts

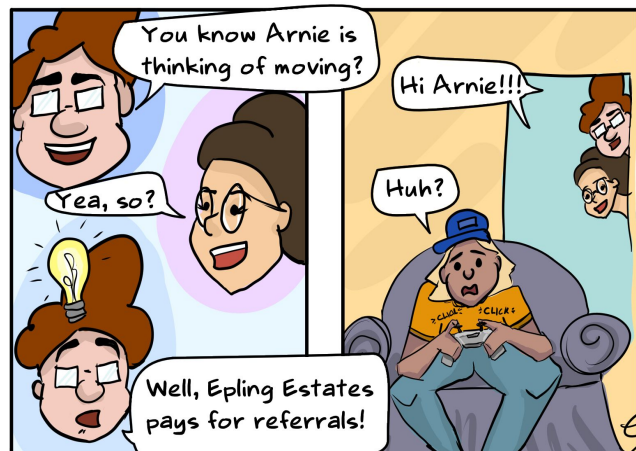
Prepay 12 mos ► Get ½ mo free
 Prepay 18 mos ► Get 1 mo free
 Prepay 24 mos ► Get 2 mos free

Available Properties

Address	Description	Price	Date
2243 Robert's Jrny (4 spots)	Brimfield * 12'x45' Outside parking * RV, travel trailer, or boat	\$55/mo	Now
2516 Ranfield Rd	Randolph * 4-Bed * 2-Bath * 2-Garage * 2-Acres * Farmhouse	\$279,000	05/01/25
4058 Bayberry Knoll Dr	Ravenna * 136'x80' * Fully improved * Residential building lot	\$45,900	Now
4140 Sandy Lake Rd	Rootstown * 120'x65' * Fully improved * Residential building lot	\$32,900	Now

\$50 for rental referrals ☺ **We are happy to add you to our waiting list** ☺ **\$500 for sales referrals**
 Visit www.EplingEstates.com for photos, videos, & much more

Eugene says...



(330) 325-5000
 OFFICE

WWW.EPLINGESTATES.COM
 4300 LYNN ROAD • SUITE 201 • RAVENNA, OH 44266

(330) 325-5005
 FAX

RATE SCHEDULE

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>RATE</u>
<i>Charges</i>		
Finance Charge	Finance charge annual percentage rate <small>(Assessed monthly on past due balances including unpaid finance charges)</small>	10%
Material Charge	Material markup charge <small>(Assessed on the total cost of material including taxes)</small>	15%
Service Charge	Service charge <small>(Assessed per maintenance request as a portion of one hour of skilled labor rate)</small>	75%
Transfer Charge	Transferring a lease <small>(Assessed to the existing tenant as a portion of one month's rent)</small>	50%
<i>Eviction Fees</i>		
Complaint Fee	Preparing and filing a small claims complaint <small>(Does not include court costs or attorney's fees)</small>	85.00
Notice Fee	Preparing and delivering a three-day notice <small>(Does not include court costs or attorney's fees)</small>	35.00
Petition Fee	Preparing and filing a petition <small>(Does not include court costs or attorney's fees)</small>	85.00
Writ Fee	Preparing and filing a writ of restitution <small>(Does not include court costs or attorney's fees)</small>	85.00
<i>General Fees</i>		
Autopay Fee	Failing to provide an account to process automatic payments <small>(Assessed monthly)</small>	30.00
Custom Payment Date Fee	Scheduling an autopay after the 15 th of the month <small>(Assessed per diem, subject to a \$15.00 minimum)</small>	3.50
Deferral Fee	Deferring an autopay to the 15 th of the month <small>(Date may vary based on business banking days)</small>	25.00
Returned Item Fee	Returned item <small>(e.g. NSF check, NSF EFT, closed account, etc.)</small>	37.50
Utility Fee	Failing to transfer a utility service <small>(Assessed per diem)</small>	1.00
<i>Hourly Labor</i>		
General	General labor <small>(No service vehicle)</small>	35.00
Skilled	Skilled labor <small>(No service vehicle)</small>	50.00
Supervisor	Supervisory skilled labor <small>(Includes a service vehicle)</small>	65.00

The Landlord may update this schedule by adding or removing items and raising or lowering rates.
 The Landlord shall notify the Tenant within 30 days prior to any update becoming effective.
 This is not an all-inclusive list of fees and damages.
 This rate schedule is effective as of 04/01/25.

RATE SCHEDULE

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>RATE</u>
<i>Damages</i>		
Bulb	Installing a new light bulb ¹	5.00
Garage Door Remote	Replacing and reprogramming garage door remote ¹	45.00
Key	Cutting a new Schlage or Kwikset key	2.00
Labor	Performing labor on an hourly basis	47.50
Lock Change	Changing a door lock ¹	40.00
Pan	Installing a new stove drip pan ¹	10.00
Screen	Repairing/replacing a window screen ¹	40.00
Smoke Detector	Installing a new smoke detector ¹	40.00
<i>Eviction Fees</i>		
Complaint Fee	Preparing and filing a small claims complaint ²	75.00
Notice Fee	Preparing and delivering a three day notice ²	30.00
Petition Fee	Preparing and filing a petition ²	75.00
Writ Fee	Preparing and filing a writ of restitution ²	75.00
<i>Finance Charges</i>		
Finance Charge	Finance charges ³ (10.0% annual interest rate)	0.83%
<i>General Fees</i>		
Autopay Fee	Failing to provide an account to process automatic payments (assessed monthly)	25.00
Custom Payment Date Fee	Remitting a payment after the 15 th of the month assessed per diem ^{4,5}	3.00
Deferral Fee	Deferring an automatic payment from the 5 th to the 15 th of a month ⁴	23.50
Lock-out Fee I	Opening a door due to a lock out (during business hours → M-F 7A-3:30P)	25.00
Lock-out Fee II	Opening a door due to a lock out (outside of business hours)	50.00
Returned Item Fee	Returned item (e.g. NSF check, NSF EFT, closed account, etc.)	35.00
Utility Fee	Failing to transfer a utility service assessed per diem	0.50

¹ Includes labor and materials

² Does not include court costs or attorney's fees

³ Assessed monthly on past due balances including unpaid finance charges

⁴ Dates may vary based on business banking days

⁵ Subject to a minimum charge of \$10.00

The Landlord may update this schedule by adding or removing items and raising or lowering rates.

The Landlord shall notify the Tenant within 30 days prior to any update becoming effective.

This is not an all-inclusive list of fees and damages.

This rate schedule is effective as of 09/01/18.