

RECEIVED

May 18 2023

SC Court of Appeals

D-1

Resident Name: Derrick Grayson

Apartment: M2-42

Within 48 hours after move-in, you must note in a separate sheet all defects, damage or safety or pest-related concerns and return it to our representative. Otherwise, everything will be considered to be in a clean, and good working condition. Please mark through items listed below or put "none" if the items don't exist. This form protects both you (the resident) and us (the owner). We'll use it in determining what should and should not be considered your responsibility upon move-out. You are entitled to a copy of this form after it is filled out and signed by you and us.

Item	Move In Condition-Date:	Move Out Condition-Date:	Itemized Charge
Foyer/ Living Room/ Dining/ Hallway	( ) Ok (x) Not Ok - see below	( ) Ok ( ) Not Ok - see below	
Walls/Ceiling	Outlet coverings missing		
Floor/Carpet	Showing hole near vent		
Closets/Doors/Locks			
Lights/mirrors			
Windows/Screens/ Blinds	No screens, No blind strings		
Kitchen	( ) Ok ( ) Not Ok - see below	(x) Ok ( ) Not Ok - see below	
Walls/Ceiling/Floor			
Counter Tops/ Cabinets			
Oven/Stove/Microwave			
Hood/Fan/Lights			
Refrigerator			
Dishwasher			
Sink/Faucet/Disposal			
Bedroom 1	( ) Ok ( ) Not Ok - see below	( ) Ok ( ) Not ok - see below	
Walls/Ceiling	Fan broken, fan unstable		
Floor/Carpet	crayon paint, chipped very		
Lights/Mirrors	No screws in fan		
Windows/Screens/ Blinds	No screens, broken window		
Closets/Doors/Shelves	seats No blind strings		
Bedroom 2	( ) Ok ( ) Not Ok - see below	( ) Ok ( ) Not Ok - see below	
Walls/Ceiling			
Floor/Carpet			
Lights/Mirrors			
Windows/Screens/ Blinds	No blind strings		
Closets/Doors/Shelves			
Bedroom 3	( ) Ok ( ) Not Ok - see below	( ) Ok ( ) Not Ok - see below	
Walls/Ceiling			
Floor/Carpet			
Lights/Mirrors			
Windows/Screens/ Blinds			
Closets/Doors/Shelves			
Bathroom 1	( ) Ok ( ) Not Ok - see below	( ) Ok ( ) Not Ok - see below	
Walls/Ceiling			
Floor/ Door			
Cabinets/Mirrors/ Counters			
Faucet/Sink			
Tub/Shower			
Toilet			
Lights/Fans	light broken		
Towel Bar/Accessories			
Bathroom 2	( ) Ok (x) Not Ok - see below	( ) Ok ( ) Not Ok - see below	
Walls/Ceiling			
Floor/ Door	No power over the sink / sockets doesn't work		
Cabinets/Mirrors/ Counters			
Faucet/Sink			
Tub/Shower	No hand towel rack		
Toilet	Shower doesn't work, shower handle not working, broken		
Lights/Fans			
Towel Bar/Accessories			
Miscellaneous	( ) Ok ( ) Not Ok - see below		
Heating/Air Conditioning			

3/28/23, 12:11 PM

Gmail - M262

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**From:** First Class <morewealth700@gmail.com>  
**Sent:** Tuesday, December 6, 2022 11:46 AM  
**To:** Holly Webster <hollywebster@sclegal.org>  
**Subject:** M262

[Quoted text hidden]

**Tchenavia Singleton** <singleton@bethlehem.center> Tue, Dec 6, 2022 at 1:41 PM  
**To:** First Class <morewealth700@gmail.com>, windsorpalmspm@artesiacapmgt.com, inava@artesiacapmgt.com

Please confirm receipt of this email.

*Tchenavia Singleton*  
 Supportive Services and Community Wellness Manager  
 The Bethlehem Center  
 397 Highland Ave  
 Spartanburg, SC 29306  
 864-582-7158 ext 1003  
 864-308-9190 (cell)

[Quoted text hidden]

**Tchenavia Singleton** <singleton@bethlehem.center> Tue, Dec 6, 2022 at 2:57 PM  
**To:** Property Manager <windsorpalmspm@artesiacapmgt.com>, First Class <morewealth700@gmail.com>

Good afternoon Ms. Medlin,

I understand there are policies and procedures in place as we have those as well. However, we have done everything we said we would do and like always have sent the check to the address on the W-9. We can point fingers and place blame all day and that leaves a family on the street. From experience, I know that as a management company you can waive a fee or suspend an eviction if you so choose to. Most company's take a commitment or a promise to pay as payment because it is guaranteed that a payment will be made. You are the first to proceed with eviction or even apply late fees knowing the check was coming before it was due. The only questions now are:

1. Will your company accept the payment or will you proceed with the eviction?
2. What is the contact number to the company in Florida or your corporate office?

(After further research) I can not seem to find it anywhere. And that company name in Florida is listed under several addresses with the same ownership. I am attempting to find a solution to what has happened to the check that we mailed out and ultimately prevent this family from becoming homeless.

Mr. Bryson, if you have the contact number to their corporate office, please share it with me.

Thank you all!

*Tchenavia Singleton*  
 Supportive Services and Community Wellness Manager  
 The Bethlehem Center

3/28/23, 12:11 PM

Gmail - M262

397 Highland Ave  
Spartanburg, SC 29306  
864-682-7158 ext 1003  
864-308-9190 (cell)

On Tue, Dec 6, 2022 at 2:36 PM Property Manager <windsorpalmspm@artesiacapmgt.com> wrote:

Good afternoon,

Due to fair housing regulations, there is no way to waive late charges or evictions for a past due account. The delay in your receipt of our w9 was due to the fact that it had to be submitted and completed by direct ownership. Moving forward we would appreciate confirmation of address to send payments to avoid delay and confusion. Once verified by ownership if payment was received, we can stop eviction and move forward. As of right now, they have not received payment and have been checking for it daily. We will let you know of any updates.

Thank you



**Susan Medlin**

Property Manager

Windsor Palms Apartments

(864) 503-9415

1000 Pinegate Dr

Spartanburg, SC 29303

**From:** Tchenavia Singleton <tsingleton@bethlehem.center>

**Sent:** Tuesday, December 6, 2022 1:41 PM

**To:** First Class <morewealth700@gmail.com>; Property Manager <windsorpalmspm@artesiacapmgt.com>;

Isabel Nava <inava@artesiacapmgt.com>

**Subject:** Re: M262

[Quoted text hidden]

Property Manager <windsorpalmspm@artesiacapmgt.com>

Tue, Dec 6, 2022 at 3:55 PM

To: Tchenavia Singleton <tsingleton@bethlehem.center>, First Class <morewealth700@gmail.com>, "cgerman@artesiacapmgt.com" <cgerman@artesiacapmgt.com>

Tchenavia,

No one is pointing fingers or blaming anyone. I apologize if that is what was understood per my last message. I was simply informing you of our procedures. As for as suspending evictions, yes we can do that once payment is confirmed receipt of. We had filed for eviction on Mr Bryson 11/17/2022 because we did not have any promissory date for payment per our policy. Regarding, our corporate information they do not have a phone number but I have copied our regional admin on this thread.

As mentioned once payment receipt is confirmed we can dismiss eviction.

3/28/23, 12:17 PM

Gmail - (no subject)



First Class &lt;morewealth700@gmail.com&gt;

**(no subject)**

3 messages

First Class &lt;morewealth700@gmail.com&gt;

Tue, Oct 25, 2022 at 10:30 AM

To: Tchenavia Singleton &lt;tsingleton@bethlehem.center&gt;

We are basically in the same situation without receiving any help smh

On Tue, Oct 25, 2022, 10:29 AM First Class <morewealth700@gmail.com> wrote:  
I'm not sure what's going on but it's all going left smh.

On Tue, Oct 25, 2022, 9:49 AM First Class <morewealth700@gmail.com> wrote:  
Ok I'm about to email

On Tue, Oct 25, 2022, 9:35 AM Tchenavia Singleton <tsingleton@bethlehem.center> wrote:  
Good Morning,

I have not received any information from windsor. I will need this information no later than the end of the day today to have the check ready for the first of the month. If it is not in, we will not be able to have a check processed until the 15th.

*Tchenavia Singleton*

Supportive Services and Community Wellness Manager  
The Bethlehem Center  
397 Highland Ave  
Spartanburg, SC 29306  
864-582-7158

On Tue, Oct 25, 2022 at 9:13 AM First Class <morewealth700@gmail.com> wrote:

[inava@artesiacapmgt.com](mailto:inava@artesiacapmgt.com)

On Tue, Oct 25, 2022, 9:05 AM First Class <morewealth700@gmail.com> wrote:  
Good day to U. Did Windsor Palms ever reach out to you?

On Mon, Oct 24, 2022, 12:16 PM First Class <morewealth700@gmail.com> wrote:  
I sent it.

On Mon, Oct 24, 2022, 11:38 AM Tchenavia Singleton <tsingleton@bethlehem.center> wrote:  
Please see attached.

*Tchenavia Singleton*

Supportive Services and Community Wellness Manager  
The Bethlehem Center  
397 Highland Ave  
Spartanburg, SC 29306  
864-582-7158

On Mon, Oct 24, 2022 at 11:10 AM First Class <morewealth700@gmail.com> wrote:  
[Windsorpalms@artesiacapmgt.com](mailto:Windsorpalms@artesiacapmgt.com)

On Mon, Oct 24, 2022, 10:56 AM First Class <morewealth700@gmail.com> wrote:  
GOD willing after this I will be assisting families and ppl of need HalleluYAH

On Mon, Oct 24, 2022, 10:10 AM First Class <morewealth700@gmail.com> wrote:

3/28/23, 12:11 PM

Gmail - M262



First Class &lt;morewealth700@gmail.com&gt;

**M262**

7 messages

**Tchenavia Singleton** <tsingleton@bethlehem.center>

Tue, Dec 6, 2022 at 11:01 AM

To: First Class &lt;morewealth700@gmail.com&gt;, windsorpalmspm@artesiacapmgt.com, inava@artesiacapmgt.com

Good Morning,

It has been brought to my attention that Mr. Bryson has received an eviction notice last month for failure to pay November's rent. As stated over the phone and in previous emails prior to this date, we could process the payment we would have to receive the W-9. I was concerned about the amount of time it took to receive the W-9 and requested for you all to accept our promise to pay and not to proceed with late fees and eviction (Email sent on November 2). When I received the W-9 on November 3, more than 10 days had passed and I had to resubmit the request to the CPA. We also have a process to follow. The check was cut on the 15th and mailed to the address on the w-9 which is:

4839 SW 148th Avenue #223  
Davie, Florida 33330

It is not the fault of Mr. Bryson that this process took as long as it did or that the check was mailed to the address on the W-9. I will check with the CPA today to see if the check was cashed and when and hopefully we can move past this. Please let me know, after you have checked with those in Florida if there is any additional information that you may need from us. Also, if the check has not been cashed, we will happily stop payment and resubmit and one of you can come pick up the check from here (address below).

Have a great day and I look forward to hearing from someone soon.

*Tchenavia Singleton*

Supportive Services and Community Wellness Manager  
The Bethlehem Center  
397 Highland Ave  
Spartanburg, SC 29306  
864-582-7158 ext 1003  
864-308-9190 (cell)

**First Class** <morewealth700@gmail.com>

Tue, Dec 6, 2022 at 11:46 AM

To: hollywebster@sclegal.org

[Quoted text hidden]

**Holly Webster** <hollywebster@sclegal.org>

Tue, Dec 6, 2022 at 12:53 PM

To: First Class &lt;morewealth700@gmail.com&gt;

Hi Mr. Bryson,

Thank you for sending this update to me. Please let me know if you hear anything else regarding this matter.

Respectfully,



Holly L. Webster  
Staff Attorney  
701 S. Main Street, Greenville, SC 29601  
Phone: (864) 679-3259 | Main: (864) 679-3232 | Fax: (864) 679-3268  
www.sclegal.org | www.lawhelp.org/sc

**RECEIVED****May 18 2023****FAX COVER SHEET**

TO

**SC Court of Appeals**

COMPANY

FAX NUMBER 18037341839

FROM SCPL Copier

DATE 2023-05-18 13:49:57 EDT

RE Messagefrom"RNP002673A21A6A"

## COVER MESSAGE

This E-mail was sent from "RNP002673A21A6A" (MP C2003).

ScanDate: 05.18.2023 15:01:07 (-0400)

Queries to: SCPL\_Copier@infodepot.org

Scan from SCPL Copier