

OFFICE OF
JUSTIN VAN BUSKIRK
REALTOR

Phone 105

Rooms 4 and 5 Rock Building
Opp. San Juan Hotel

No. 11, N. Orange Ave.

ORLANDO, FLA. January 14th. 1924.

Rev. Manuel Ferrando.

Mountain Lakes.

New Jersey.

My dear Mr. Ferrando : -

Have delayed writing you for some weeks hoping to be able to write you some good news, as well as some unpleasant.

Mrs. Lumsden, the Widow lady who rented your house, has fallen down completely on her rental proposition, and moved out of the place early in December. since which time I have not been able to secure another Tenant,

There are a lot of people in town, as usual, and they are filling up the new Apartment houses, where they can get every little convenience, and be right down in the City.

The Phillips Apartments recently finished, are filled up and have been since almost the opening day : They are renting at from Sixty dollars per month, up to Ninety dollars, with every modern convenience completely furnished.

I have rented the Garage recently with the understanding that it shall be vacated in case I find a Tenant for the house and they want to use the Garage.

Several times, I have felt positive I had a Tenant who would take the place, & each time they seemed to find a more suitable place. As I am writing this letter, Atty. Giles, Phones me about your house for a friend of his who is coming to spend Four months in Orlando, and he seems to think your place would just suit his friend, I told him they could have it for four months, for the sum of Five hundred dollars, & he seemed to think it would be acceptable.

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Sheet Two

ORLANDO, FLA. 1/14/24

When your Cheque came in for the taxes, I paid the bills and took up the receipts, only to learn a few days later that the Cheque had been returned, Marked "Insufficient funds" and of course I went to the Bank and put up the balance of \$34.97 to make the Cheque good; I felt sure you had reckoned on having enough rental money in the Bank to meet the Cheque, and of course you would have had it there, had the Tenant stayed and paid the rent, according to her contract.

That Lease is what we call an Ironclad Lease; and according to the terms therein her furniture could be attached any time within Ninety days after going out, of the building, for balance of rental due; I should hate to take any action against any Widow, especially at the age of this woman, who is years older than either you or I. and I am sure you would not countenance any such action, under the circumstances. Were she a Man, I should feel quite different about it.

I now have some other prospects in view and hope to be able to place some one of them in the house soon.

I started this letter Three days ago, but left it unfinished expecting to be able to rent it, and so advise you, but I just received a Telegram from one of them saying, that they were uncertain about coming owing to present conditions of the roads. and would advise me in a day or so.

Trusting my next message to you may be more gratifying in a business way I remain,

Very truly yours,

