

MHR

MERRILYN HALL REALTY, INC.

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### Considering buying a home?

Check out our website [www.mhallrealty.com](http://www.mhallrealty.com) for info about buying, or call one of our sales agents at the office. We are happy to help you explore your options!

Visit us on the Web!  
[www.mhallrealty.com](http://www.mhallrealty.com)  
and  
[www.mhallrealtypm.com](http://www.mhallrealtypm.com)

## A Note from Merrillyn...

The dog days of summer have barely arrived and already the heat has hit triple digits. Please play it safe this summer and keep an eye out for signs of heat exhaustion. We want everyone to have a fun, but safe summer.

For those of you with pets, pay them extra attention, making sure they have

plenty of water and if they have to be outside, they need lots of shade and a cooler place to relax.

Our office is working on updating the contact information we keep on file. If you received this newsletter via paper form, please call or email (pm@mhallrealty.com) us with your email address

so that we can keep our files current. We promise to keep your information private and not to fill your inbox with spam.

Praying you have a wonderful and safe summer,

*Merrilyn*

## Spotlight Listings...



### 5025.5 Holmes Ave

- Cute 3BR Bungalow
- Only 5 yrs old!
- Fireplace
- Large Fenced Yard
- Master Suite w/ garden tub.

Only \$129,900

**Call April Alsup:**  
Office: 765-1777  
Mobile: 960-3050



### 19 Woodpond Ct.

- Lovely 3BR in Harbison
- Over 1200sqft
- All the upgrades, including granite
- On Pond

Only \$84,900

**Call Merrillyn:**  
Office: 765-1777  
Mobile: 730-6200



### 1210 Brookwood

- 3BR/2BA in W. Cola
- Fireplace
- Hardwood floors
- Foreclosure: priced thousands below others in neighborhood.

Only \$62,230

**Call Al Ellington:**  
Office: 765-1777  
Mobile: 407-3922

You can also learn more about these and other listings by visiting [www.mhallrealty.com](http://www.mhallrealty.com)

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Your Midlands Real Estate Resource Since 1985!

840 St. Andrews Road  
Columbia, SC 29210

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MERRILYN HALL REALTY, INC.

Your Midlands Real Estate Sales & Management Resource!

Visit us on the web at [www.mhallrealty.com](http://www.mhallrealty.com) and [www.mhallrealtypm.com](http://www.mhallrealtypm.com)  
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**Go paperless:**  
Sign up to receive newsletters via email at [www.mhallrealtypm.com](http://www.mhallrealtypm.com).



**Did you know?**

MHR, Inc. is ranked in the top 8% of Midlands residential real estate brokerages in listings!

[www.mhallrealty.com](http://www.mhallrealty.com)

\*Statistics courtesy CMLS.

## Lease Up? No Worries!



Many property managers and apt. communities require tenants to sign a new lease once the term of their initial lease has expired. As a result, we sometimes get calls from anxious tenants who've just realized their lease is expired.

If your initial term is up on

your lease or expiring soon, rest assured, there's no problem. Your lease contains an automatic renewal

clause which permits the lease to renew on a month to month basis after the initial term, until one party gives the other a 30 day written notice.

Our policy is that once you've met the initial 1 year obligation, we will permit your lease to continue on a month to

month basis. Unlike many managers/communities, we do not charge a fee for a lease continuing month to month. It's simply our way of saying we appreciate having you as a tenant and now that the initial term is up, you have a little more freedom.

So put your worries aside. Once the initial term is up, your tenancy is safe even without signing a new 1 year lease!

If you have a question you would like to see answered in our newsletter, submit it with your rent or via email at [pm@mhallrealty.com](mailto:pm@mhallrealty.com).

## Summer Lawn Care

Summer officially began on June 21<sup>st</sup>. But as usual extreme heat hit the Midlands well before then.

Tenants in homes and duplexes, who are responsible for their own lawn care need to keep the weather in mind. If rainfall is not adequate to support the lawn, please supplement it with regular watering.

Also keep in mind, the yard and bushes need routine trimming. Bushes and vines are to be kept off of the home because they

can create damage. They are also super-highways for pest infiltration.

If you find you are unable to care for your lawn or landscaping, we're happy to provide you with the names and numbers of several lawn care companies who have done work for our company at reasonable prices.

All residents need to remember that cars are not to be parked on grassy areas. They are to remain on the street or

designated areas for parking (i.e. driveways).

Many home owner's associations and municipalities have additional restrictions on yard upkeep. Anyone living within such areas is required to abide by those guidelines.

