

Merchant Receipt - Transaction Approved - Authcode #04135B

42 messages

deployment@newtekone.com <deployment@newtekone.com>  
To: xpresspay@mns.com

Mon, May 15, 2023 at 8:28 PM

MNS

## Receipt of Payment

Total Payment Amount 5,875.70

((Payment Amount)) 5677.00

((Technology Fee)) 198.70

**Credit Card Information**

Card Holder  
Credit Card #  
AVS Result  
CVC Result

Lachlan McILROY  
xxxx xxxx xxxx 7150  
Address: Match & 5 Digit Zip: Match  
Match

**Detail Information**

Date  
Reference #  
Transaction Key  
Authorization #  
Invoice  
Payment Type  
Customer Name  
Agent Name  
RETX #  
Apartment Address  
Comments/Notes  
PO#  
Merchant  
Type  
Source  
User  
Line Items

05/15/23 05:28 pm  
3434832665  
hdb296dpc10vp593  
04135B  
  
Deposits  
Lachlan McILROY  
Jermaine Phillips  
278  
540 Waverly Ave  
Deposit for rental application on Apt 9B  
  
MNS  
Credit Card Sale  
M.N.S Real Estate NYC  
(auto)

**Billing Information**

Customer ID  
First Name  
Last Name  
Company  
Address  
Address 2  
City  
State  
Zip  
Country  
Phone  
Email

3475145515  
[lachlan.mcilroy@outlook.com](mailto:lachlan.mcilroy@outlook.com)

Jermaine Phillips <jbp@mns.com>  
To: Lachlan McIlroy <lachlan.mcilroy@outlook.com>

Mon, May 15, 2023 at 8:32 PM

Received and holding 9B for you

[Quoted text hidden]

<http://mns.com/docuSign/oh>

Jermaine Phillips | Licensed Real Estate Salesperson  
O: 718.222.0211 x 111  
C: 631.965.3622  
E: [jbp@mns.com](mailto:jbp@mns.com)  
W: <https://www.mns.com/agent/jphillips>

**Lachlan McIlroy** <lachlan.mcilroy@outlook.com>  
To: Jermaine Phillips <jbp@mns.com>

Mon, May 15, 2023 at 8:34 PM

Hi Jermaine -

Was just writing you!

We've completed the application forms (2x) and paid the deposit - receipt attached. We'll start collating our documents tomorrow. How do we provide them?

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**From:** Jermaine Phillips <jbp@mns.com>  
**Sent:** Monday, 15 May 2023 8:32 pm  
**To:** Lachlan McIlroy <lachlan.mcilroy@outlook.com>  
**Subject:** Re: Merchant Receipt - Transaction Approved - Authcode #04135B

[Quoted text hidden]

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[Quoted text hidden]

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**Lachlan McIlroy** <lachlan.mcilroy@outlook.com>  
To: Jermaine Phillips <jbp@mns.com>

Mon, May 15, 2023 at 8:41 PM

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[Quoted text hidden]

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Mon, May 15, 2023 at 8:45 PM

Sounds good.  
We can settle at lease signing

[Quoted text hidden]

[Quoted text hidden]

---

**Lachlan McIlroy** <lachlan.mcilroy@outlook.com>  
To: Jermaine Phillips <jbp@mns.com>

Mon, May 15, 2023 at 8:51 PM

Too easy! Thx

Will be in touch ASAP.

---

**From:** Jermaine Phillips <jbp@mns.com>  
**Sent:** Monday, 15 May 2023 8:45 pm

[Quoted text hidden]

[Quoted text hidden]

---

**Jermaine Phillips** <jbp@mns.com>  
To: Lachlan McIlroy <lachlan.mcilroy@outlook.com>

Mon, May 15, 2023 at 8:57 PM

Sounds good, thanks!

[Quoted text hidden]

---

**Lachlan McIlroy** <lachlan.mcilroy@outlook.com>  
To: Jermaine Phillips <jbp@mns.com>, "vallejos.sophia@gmail.com" <vallejos.sophia@gmail.com>

Tue, May 16, 2023 at 8:50 PM

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[Quoted text hidden]

[Quoted text hidden]

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**7 attachments**



**LM & SV Photo IDs.jpg**  
2897K

-  **APT investment statement.pdf**  
43K
-  **Chase bank statement.pdf**  
66K
-  **HSBC bank statement.pdf**  
86K
-  **Lachlan & Sophia 2021 tax return\_COMPLETE.pdf**  
1572K
-  **LM Employee Verification letter - 05.16.23.pdf**  
58K
-  **LM job offer letter.pdf**  
1001K

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**Jermaine Phillips** <jbp@mns.com>  
To: Lachlan McIlroy <lachlan.mcilroy@outlook.com>  
Cc: "vallejos.sophia@gmail.com" <vallejos.sophia@gmail.com>

Tue, May 16, 2023 at 9:01 PM

Hi Lachlan & Sophia  
Confirming ownership would also need a CPA letter , and your last 2 paystubs .

[Quoted text hidden]  
[Quoted text hidden]

---

**Sophia Vallejos** <vallejos.sophia@gmail.com>  
To: Jermaine Phillips <jbp@mns.com>  
Cc: Lachlan McIlroy <lachlan.mcilroy@outlook.com>

Tue, May 16, 2023 at 9:12 PM

Thank you Jermaine,

Apologies for the follow up question here - being from Australia we are not familiar with what a CPA letter exactly means or entails? I looked online and want to confirm this is correct - you require a letter from a certified public accountant confirming they prepared or reviewed the tax return and confirm that I am self employed?

As for pay stubs - is this for Lachlan?  
He provided the job offer letter but happy to send those for him is needed too.

Thanks for all your help,  
Kindest,  
SOPHIA McILROY

[Quoted text hidden]

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To: Sophia Vallejos <vallejos.sophia@gmail.com>  
Cc: Lachlan McIlroy <lachlan.mcilroy@outlook.com>

Tue, May 16, 2023 at 9:26 PM

Hi Sophia  
Yes your accountant will be able to draft a CPA letter confirming that your self employed and also confirming your last 2 years earnings

Confirming we'd also need paystubs / payroll information for Lachlan

[Quoted text hidden]  
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MNS

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((Payment Amount)) 5677.00

((Technology Fee)) 198.70

Credit Card Information

Card Holder Lachlan McILROY  
Credit Card # xxxx xxxx xxxx 7150  
AVS Result Address: Match & 5 Digit Zip: Match  
CVC Result Match

Detail Information

Date 05/15/23 05:28 pm  
Reference # 3434832665  
Transaction Key hdb296dpc10vp593  
Authorization # 04135B  
Invoice  
Payment Type Deposits  
Customer Name Lachlan McILROY  
Agent Name Jermaine Phillips  
RETX # 278  
Apartment Address 540 Waverly Ave  
Comments/Notes Deposit for rental application on Apt 9B  
PO#  
Merchant MNS  
Type Credit Card Sale  
Source M.N.S Real Estate NYC  
User (auto)  
Line Items

Billing Information

Customer ID  
First Name  
Last Name  
Company  
Address  
Address 2  
City  
State  
Zip  
Country  
Phone 3475145515  
Email lachlan.mcilroy@outlook.com

--  
<http://mns.com/docuSign/oh>

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---

2 attachments

 **LM PAYSLLIP 2.pdf**  
73K

 **LM PAYSLLIP 1.pdf**  
73K

---

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Wed, May 17, 2023 at 11:53 AM

Good Morning,

Just letting you know that I have followed up with my accountant and he will have the letter to me within the next couple hours. Appreciate your patience Jermaine :) Let me know if you need anything else from me in the meantime.

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Hi Sophia  
Sounds good , Will look out for it  
Hope your all having a good day so far

[Quoted text hidden]

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Thank you, likewise :)

Please see remaining docs requested below - CPA, Tax Return for 2021 and 2022.  
I have included the 2021 return as I working with networks on a W2 full-time + self employed so wanted to give full income visibility for that year.

Kindest,  
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Card Holder

Credit Card #

AVS Result

CVC Result

Lachlan McILROY

xxxx xxxx xxxx 7150

Address: Match & 5 Digit Zip: Match

Match

### Detail Information

Date

05/15/23 05:28 pm

Reference #

3434832665

Transaction Key

hdb296dpc10vp593

Authorization #

04135B

Invoice

Payment Type

Deposits

Customer Name

Lachlan McILROY

Agent Name

Jermaine Phillips

RETX #

278

Apartment Address

540 Waverly Ave

Comments/Notes

Deposit for rental application on Apt 9B

PO#

Merchant

MNS

Type

Credit Card Sale

Source

M.N.S Real Estate NYC

User

(auto)

Line Items

### Billing Information

Customer ID

First Name

Last Name

Company

Address

Address 2

City

State

Zip

Country

Phone

3475145515

Email

lachlan.mcilroy@outlook.com

--

<http://mns.com/docuSign/oh>

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---

### 3 attachments



**Sophia Vallejos CPA.pdf**  
80K



**2022 USA Tax Return FILED.pdf**  
1266K



**Lachlan & Sophia 2021 tax return\_COMPLETE.pdf**  
1572K

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Cc: Lachlan McIlroy <[lachlan.mcilroy@outlook.com](mailto:lachlan.mcilroy@outlook.com)>

Wed, May 17, 2023 at 1:29 PM

Received, thank you.

[Quoted text hidden]  
[Quoted text hidden]  
  
Kindest,  
SOPHIA MCILROY  
[Quoted text hidden]  
[Quoted text hidden]

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Wed, May 17, 2023 at 1:34 PM

This has now been sent for approval

-----  
**Jermaine Phillips | Licensed Real Estate Salesperson**  
O: [718.222.0211](tel:718.222.0211) x 111

C: [631.965.3622](tel:631.965.3622)  
E: [jbp@mns.com](mailto:jbp@mns.com)  
W: [jphillips](#)



[Quoted text hidden]

---

**Sophia Vallejos** <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)>  
To: Jermaine Phillips <[jbp@mns.com](mailto:jbp@mns.com)>  
Cc: Lachlan McIlroy <[lachlan.mcilroy@outlook.com](mailto:lachlan.mcilroy@outlook.com)>

Wed, May 17, 2023 at 1:51 PM

Amazing, thank you. Let us know if you need anything else from us and we look forward to the next steps!

Kindest,  
SOPHIA McILROY  
[Quoted text hidden]

---

**Jermaine Phillips** <[jbp@mns.com](mailto:jbp@mns.com)>  
To: Sophia Vallejos <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)>  
Cc: Lachlan McIlroy <[lachlan.mcilroy@outlook.com](mailto:lachlan.mcilroy@outlook.com)>

Thu, May 18, 2023 at 8:24 AM

Hi Sophia  
Can you please send us a photo of ur pet and vet records showing vaccination?

This is all ownership needs for approval  
[Quoted text hidden]

---

**Sophia Vallejos** <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)>  
To: Jermaine Phillips <[jbp@mns.com](mailto:jbp@mns.com)>  
Cc: Lachlan McIlroy <[lachlan.mcilroy@outlook.com](mailto:lachlan.mcilroy@outlook.com)>

Thu, May 18, 2023 at 3:24 PM

Hi Jermaine,

Apologies for the delay I have been at work and not seen this.  
Please see attached photo and I will check for the vet records - I might have a recent visit summary I can share if that works?  
Charlie is 14 and traveled from Australia with us to NYC - an absolute angel of a dog! Happy, friendly and sleeps all day haha.



Kindest,  
SOPHIA McILROY  
[Quoted text hidden]

---

**Jermaine Phillips** <[jbp@mns.com](mailto:jbp@mns.com)>  
To: Sophia Vallejos <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)>  
Cc: Lachlan McIlroy <[lachlan.mcilroy@outlook.com](mailto:lachlan.mcilroy@outlook.com)>

Thu, May 18, 2023 at 3:26 PM

Hi Sophia  
Thanks for sending this over  
A recent visit summary will be fine  
[Quoted text hidden]  
[Quoted text hidden]

---

**Sophia Vallejos** <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)>  
To: Jermaine Phillips <[jbp@mns.com](mailto:jbp@mns.com)>  
Cc: Lachlan McIlroy <[lachlan.mcilroy@outlook.com](mailto:lachlan.mcilroy@outlook.com)>

Hi Jermaine,

Sorry about the delay, been in and out of appointments with clients. Thank you so much for your patience!  
Here is the latest summary.. she visits her dr every 2-4 weeks for her arthritis so let me know if you need receipts or anything else.

Thank you !

Kindest,  
SOPHIA McILROY

On May 18, 2023, at 3:26 PM, Jermaine Phillips <[jbp@mns.com](mailto:jbp@mns.com)> wrote:

Hi Sophia

Thanks for sending this over

A recent visit summary will be fine

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<IMG\_5582.jpeg>

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Amazing, thank you. Let us know if you need anything else from us and we look forward to the next steps!

Kindest,

SOPHIA McILROY

On May 17, 2023, at 1:34 PM, Jermaine Phillips <[jbp@mns.com](mailto:jbp@mns.com)> wrote:

This has now been sent for approval

-----  
**Jermaine Phillips | Licensed Real Estate Salesperson**

**O:** [718.222.0211](tel:718.222.0211) x 111

**C:** [631.965.3622](tel:631.965.3622)

**E:** [jbp@mns.com](mailto:jbp@mns.com)

**W:** [jphillips](#)



On Wed, May 17, 2023 at 1:29 PM Jermaine Phillips <[jbp@mns.com](mailto:jbp@mns.com)> wrote:

Received, thank you.

On Wed, May 17, 2023 at 1:28 PM Sophia Vallejos <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)> wrote:

Thank you, likewise :)

Please see remaining docs requested below - CPA, Tax Return for 2021 and 2022.

I have included the 2021 return as I working with networks on a W2 full-time + self employed so wanted to give full income visibility for that year.

Kindest,

SOPHIA McILROY

On May 17, 2023, at 11:55 AM, Jermaine Phillips <[jbp@mns.com](mailto:jbp@mns.com)> wrote:

Hi Sophia

Sounds good , Will look out for it

Hope your all having a good day so far

On Wed, May 17, 2023 at 11:53 AM Sophia Vallejos <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)> wrote:

Good Morning,

Just letting you know that I have followed up with my accountant and he will have the letter to me within the next couple hours. Appreciate your patience Jerm: anything else from me in the meantime.

Kindest,

SOPHIA McILROY

On May 16, 2023, at 9:53 PM, Jermaine Phillips <[jbp@mns.com](mailto:jbp@mns.com)> wrote:

Great, thank you.

Will stand by for CPA letter

On Tue, May 16, 2023 at 9:48 PM Sophia Vallejos <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)> wrote:

Thank you for clarifying that for me - I have emailed my accountant for this and will send asap.

Please see attached payslips for lachlan in the meantime.  
Kindest,  
SOPHIA McILROY

On May 16, 2023, at 9:26 PM, Jermaine Phillips <jbp@mns.com> wrote:

Hi Sophia

Yes your accountant will be able to draft a CPA letter confirming that your self employed and also confirming your last 2 years earnings

Confirming we'd also need paystubs / payroll information for Lachlan

On Tue, May 16, 2023 at 9:12 PM Sophia Vallejos <vallejos.sophia@gmail.com> wrote:

Thank you Jermaine,

Apologies for the follow up question here - being from Australia we are not familiar with what a CPA letter exactly means or entails? I looked to confirm this is correct - you require a letter from a certified public accountant confirming they prepared or reviewed the tax return and con employed?

As for pay stubs - is this for Lachlan?

He provided the job offer letter but happy to send those for him is needed too.

Thanks for all your help,

Kindest,  
SOPHIA McILROY

On May 16, 2023, at 9:01 PM, Jermaine Phillips <jbp@mns.com> wrote:

Hi Lachlan & Sophia

Confirming ownership would also need a CPA letter , and your last 2 paystubs .

On Tue, May 16, 2023 at 8:50 PM Lachlan McIlroy <lachlan.mcilroy@outlook.com> wrote:

Hi Jermaine -

We're working thru the necessary paperwork required for our application. I have attached the majority, how we are awaiting our 2022 tax return paperwork from our accountant - Hoping to have this tomorrow! Other please see attached.

One question related to my wife's documents.... Sophia, is self-employed and her income is noted in our jc returns. Your list of required documents states a "CPA letter" - can you provide more detail on exactly what needed here?

Lastly (and maybe I missed it), but where do I find the application form to complete?

Thanks,  
Lachlan & Sophia

---

**From:** Jermaine Phillips <jbp@mns.com>

**Sent:** Monday, 15 May 2023 8:45 pm

**To:** Lachlan McIlroy <lachlan.mcilroy@outlook.com>

**Subject:** Re: Merchant Receipt - Transaction Approved - Authcode #04135B

Sounds good.

We can settle at lease signing

On Mon, May 15, 2023 at 8:41 PM Lachlan McIlroy <lachlan.mcilroy@outlook.com> wrote:

Hi Jermaine -

Will do. Also, noted on the deposit... An oversight on my part. Happy to settle up the balance whichever is easiest.

---

**From:** Jermaine Phillips <jbp@mns.com>

**Sent:** Monday, 15 May 2023 8:37 pm

**To:** Lachlan McIlroy <lachlan.mcilroy@outlook.com>

**Subject:** Re: Merchant Receipt - Transaction Approved - Authcode #04135B

Hi Lachlan

Please provide them on this thread as pdf attachment

Thanks , also - I saw that the deposit was made at the net . Wanted to make sure you are aware that the free rent is applied at the beginning of contract and not amortization across the lease

On Mon, May 15, 2023 at 8:34 PM Lachlan McIlroy <lachlan.mcilroy@outlook.com> wrote:

Hi Jermaine -

Was just writing you!

We've completed the application forms (2x) and paid the deposit - receipt attached. We'll start collating documents tomorrow. How do we provide them?

---

**From:** Jermaine Phillips <jbp@mns.com>

Sent: Monday, 15 May 2023 8:32 pm  
To: Lachlan McIlroy <lachlan.mcilroy@outlook.com>  
Subject: Re: Merchant Receipt - Transaction Approved - Authcode #04135B

Received and holding 9B for you

On Mon, May 15, 2023 at 8:28 PM <deployment@newtekone.com> wrote:

MNS

Receipt of Payment

Total Payment Amount 5,875.70

((Payment Amount)) 5677.00

((Technology Fee)) 198.70

Credit Card Information

|               |                             |
|---------------|-----------------------------|
| Card Holder   | Lachlan M                   |
| Credit Card # | xxxx xxxx x                 |
| AVS Result    | Address: Match & 5 Digit Zi |
| CVC Result    |                             |

Detail Information

|                   |                                  |
|-------------------|----------------------------------|
| Date              | 05/15/23                         |
| Reference #       | 34                               |
| Transaction Key   | hdb296dp                         |
| Authorization #   |                                  |
| Invoice           |                                  |
| Payment Type      |                                  |
| Customer Name     | Lachlan M                        |
| Agent Name        | Jermaine                         |
| RETX #            |                                  |
| Apartment Address | 540 Wav                          |
| Comments/Notes    | Deposit for rental application o |
| PO#               |                                  |
| Merchant          |                                  |
| Type              | Credit C                         |
| Source            | M.N.S Real Est                   |
| User              |                                  |
| Line Items        |                                  |

Billing Information

|             |                     |
|-------------|---------------------|
| Customer ID |                     |
| First Name  |                     |
| Last Name   |                     |
| Company     |                     |
| Address     |                     |
| Address 2   |                     |
| City        |                     |
| State       |                     |
| Zip         |                     |
| Country     |                     |
| Phone       | 34                  |
| Email       | lachlan.mcilroy@out |

--  
<http://mns.com/docu/sign/oh>

Jermaine Phillips | Licensed Real Estate Salesperson  
O: 718.222.0211 x 111  
C: 631.965.3622  
E: [jbp@mns.com](mailto:jbp@mns.com)  
W: <https://www.mns.com/agent/jphillips>

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<http://mns.com/docu/sign/oh>

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C: 631.965.3622  
E: [jbp@mns.com](mailto:jbp@mns.com)  
W: <https://www.mns.com/agent/jphillips>

---

 **Charlie McIlroy Visit Summary .pdf**  
384K

Jermaine Phillips <[jbp@mns.com](mailto:jbp@mns.com)>  
To: Sophia Vallejos <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)>

Thu, May 18, 2023 at 7:04 PM

Cc: Lachlan McIlroy <lachlan.mcilroy@outlook.com>

Hi Sophia  
Do you have any records showing most recent vaccinations?

[Quoted text hidden]  
[Quoted text hidden]

Kindest,  
SOPHIA McILROY

On May 18, 2023, at 3:26 PM, Jermaine Phillips <jbp@mns.com> wrote:

Hi Sophia  
Thanks for sending this over  
A recent visit summary will be fine  
On Thu, May 18, 2023 at 3:24 PM Sophia Vallejos <vallejos.sophia@gmail.com> wrote:  
Hi Jermaine,

Apologies for the delay I have been at work and not seen this.  
Please see attached photo and I will check for the vet records - I might have a recent visit summary I can share if that works?  
Charlie is 14 and traveled from Australia with us to NYC - an absolute angel of a dog! Happy, friendly and sleeps all day haha.

<IMG\_5582.jpeg>  
Kindest,  
SOPHIA McILROY

[Quoted text hidden]  
[Quoted text hidden]

---

**Sophia McILROY** <vallejos.sophia@gmail.com>  
To: Jermaine Phillips <jbp@mns.com>  
Cc: Lachlan McIlroy <lachlan.mcilroy@outlook.com>

Thu, May 18, 2023 at 7:22 PM

Hiii,

I don't think I do, but I can try get something ?

Kindest,  
SOPHIA McILROY  
[Quoted text hidden]

---

**Jermaine Phillips** <jbp@mns.com>  
To: Sophia McILROY <vallejos.sophia@gmail.com>  
Cc: Lachlan McIlroy <lachlan.mcilroy@outlook.com>

Thu, May 18, 2023 at 7:23 PM

You should be able to reach out to the vets office and ask for a copy of current vaccinations

[Quoted text hidden]

---

**Sophia McILROY** <vallejos.sophia@gmail.com>  
To: Jermaine Phillips <jbp@mns.com>  
Cc: Lachlan McIlroy <lachlan.mcilroy@outlook.com>

Thu, May 18, 2023 at 7:25 PM

Will do that in the morning .. sorry the all this delay

Kindest,  
SOPHIA McILROY

On May 18, 2023, at 7:24 PM, Jermaine Phillips <jbp@mns.com> wrote:

[Quoted text hidden]

---

**Jermaine Phillips** <jbp@mns.com>  
To: Sophia McILROY <vallejos.sophia@gmail.com>  
Cc: Lachlan McIlroy <lachlan.mcilroy@outlook.com>

Thu, May 18, 2023 at 7:29 PM

No problem, thank you

[Quoted text hidden]

---

**Sophia McILROY** <vallejos.sophia@gmail.com>  
To: Jermaine Phillips <jbp@mns.com>  
Cc: Lachlan McIlroy <lachlan.mcilroy@outlook.com>

Thu, May 18, 2023 at 9:22 PM

Hi Jermaine,

Apologies for the late email,

Just found out that she is due for her vaccine as of a couple of months ago - I have just booked her in for her shot tomorrow at 5pm so will have that sent to you straight after her appointment.

Kindest,  
SOPHIA McILROY

On May 18, 2023, at 7:29 PM, Jermaine Phillips <jbp@mns.com> wrote:

[Quoted text hidden]

**Jermaine Phillips** <jbp@mns.com>  
To: Sophia McLROY <vallejos.sophia@gmail.com>  
Cc: Lachlan McLroy <lachlan.mclroy@outlook.com>

Thu, May 18, 2023 at 10:09 PM

No worries, thanks for the update.

[Quoted text hidden]

**Jermaine Phillips** <jbp@mns.com>  
To: Sophia McLROY <vallejos.sophia@gmail.com>  
Cc: Lachlan McLroy <lachlan.mclroy@outlook.com>

Fri, May 19, 2023 at 10:27 AM

Hey Sophia  
Can you give me a call when you have a moment?  
My cell is (631) 965-3622

[Quoted text hidden]

**Jermaine Phillips** <jbp@mns.com>  
To: Sophia McLROY <vallejos.sophia@gmail.com>  
Cc: Lachlan McLroy <lachlan.mclroy@outlook.com>

Fri, May 19, 2023 at 10:35 AM

Just saw that Charlie is an American Staffords Terrier Mix (considered an aggressive breed in NYC ) before sending over the preliminary docs received to owner.

We'd need to if not already make Charlie an ESA which is actually super easy , here's a link  
<https://pettable.com/state/esa-letter-new-york#:~:text=An%20ESA%20letter%20from%20a,for%20housing%20and%20travel%20purposes>.

[Quoted text hidden]

**Lachlan McLroy** <lachlan.mclroy@outlook.com>  
To: Jermaine Phillips <jbp@mns.com>, Sophia McLROY <vallejos.sophia@gmail.com>

Fri, May 19, 2023 at 2:53 PM

Hi Jermaine -

Jumping in here for Sophia while she's at work.

We have Charlie booked in tonight at 5pm for her vaccinations and will share documentations immediately.

We have an ESA appointment booked at 8pm tonight. If approved, apparently, we will receive documentation 24hrs later. Will share upon receipt.

Lastly, regarding Charlie... Not sure if this helps but we can provide documentation correctly showing her breed as Staffordshire Terrier (English) x Bull Terrier (as she is not an America Staffordshire Terrier breed).

Additionally, if management was to express any concern about her breed or temperament then we would be happy to put her forth for an "interview" or produce references. As an elderly dog it is quickly evident that she is neither a threat or risk.

We'll be in touch soon. Thanks!

Regards,  
Lachie

**From:** Jermaine Phillips <jbp@mns.com>  
**Sent:** Friday, May 19, 2023 10:35:30 AM  
**To:** Sophia McLROY <vallejos.sophia@gmail.com>  
**Cc:** Lachlan McLroy <lachlan.mclroy@outlook.com>

[Quoted text hidden]

[Quoted text hidden]

**Jermaine Phillips** <jbp@mns.com>  
To: Lachlan McLroy <lachlan.mclroy@outlook.com>  
Cc: Sophia McLROY <vallejos.sophia@gmail.com>

Fri, May 19, 2023 at 3:20 PM

Hi Lachlan  
Thanks so much  
Will standby

[Quoted text hidden]

**Lachlan McLroy** <lachlan.mclroy@outlook.com>  
To: Jermaine Phillips <jbp@mns.com>  
Cc: Sophia McLROY <vallejos.sophia@gmail.com>

Fri, May 19, 2023 at 5:13 PM

Hi Jermaine -

Is it just a rabies vaccination that's required?

Regards,  
Lachie

**From:** Jermaine Phillips <jbp@mns.com>  
**Sent:** Friday, May 19, 2023 3:20:01 PM  
**To:** Lachlan McLroy <lachlan.mclroy@outlook.com>  
**Cc:** Sophia McLROY <vallejos.sophia@gmail.com>

[Quoted text hidden]

[Quoted text hidden]

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To: Lachlan McLroy <lachlan.mclroy@outlook.com>  
Cc: Jermaine Phillips <jbp@mns.com>

Hi,

Please see report attached

Kindest,  
SOPHIA McILROY

On May 19, 2023, at 5:13 PM, Lachlan McIlroy <[lachlan.mcilroy@outlook.com](mailto:lachlan.mcilroy@outlook.com)> wrote:

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**Cc:** Sophia McILROY <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)>  
**Subject:** Re: Merchant Receipt - Transaction Approved - Authcode #04135B

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Additionally, if management was to express any concern about her breed or temperament then we would be happy to put her forth for an "interview" or produce references. As an elderly do

We'll be in touch soon. Thanks!

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**From:** Jermaine Phillips <[jbp@mns.com](mailto:jbp@mns.com)>  
**Sent:** Friday, May 19, 2023 10:35:30 AM  
**To:** Sophia McILROY <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)>  
**Cc:** Lachlan McIlroy <[lachlan.mcilroy@outlook.com](mailto:lachlan.mcilroy@outlook.com)>

**Subject:** Re: Merchant Receipt - Transaction Approved - Authcode #04135B

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My cell is (631) 965-3622

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No worries, thanks for the update.

On Thu, May 18, 2023 at 9:23 PM Sophia McILROY <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)> wrote:

Hi Jermaine,

Apologies for the late email,

Just found out that she is due for her vaccine as of a couple of months ago - I have just booked her in for her shot tomorrow at 5pm so will have that sent to you straight after her app

Kindest,  
SOPHIA McILROY

On May 18, 2023, at 7:29 PM, Jermaine Phillips <[jbp@mns.com](mailto:jbp@mns.com)> wrote:

No problem, thank you

On Thu, May 18, 2023 at 7:25 PM Sophia McILROY <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)> wrote:

Will do that in the morning .. sorry the all this delay

Kindest,  
SOPHIA McILROY

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You should be able to reach out to the vets office and ask for a copy of current vaccinations

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I don't think I do, but I can try get something ?

Kindest,  
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Hi Jermaine,

Sorry about the delay, been in and out of appointments with clients. Thank you so much for your patience!  
Here is the latest summary.. she visits her dr every 2-4 weeks for her arthritis so let me know if you need receipts or anything else.

Thank you !

Kindest,  
SOPHIA McILROY

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Hi Sophia  
Thanks for sending this over  
A recent visit summary will be fine  
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Hi Jermaine,

Apologies for the delay I have been at work and not seen this.  
Please see attached photo and I will check for the vet records - I might have a recent visit summary I can share if that works?  
Charlie is 14 and traveled from Australia with us to NYC - an absolute angel of a dog! Happy, friendly and sleeps all day haha.

<IMG\_5582.jpeg>  
Kindest,  
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Can you please send us a photo of ur pet and vet records showing vaccination?

This is all ownership needs for approval

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This has now been sent for approval

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**Jermaine Phillips | Licensed Real Estate Salesperson**  
**O:** [718.222.0211 x 111](tel:718.222.0211)  
**C:** [631.965.3622](tel:631.965.3622)  
**E:** [jbp@mns.com](mailto:jbp@mns.com)  
**W:** [jphillips](#)



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Thank you, likewise :)

Please see remaining docs requested below - CPA, Tax Return for 2021 and 2022.  
I have included the 2021 return as I working with networks on a W2 full-time + self employed so wanted to give full income v

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Hope your all having a good day so far

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Good Morning,

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Hi Sophia  
Yes your accountant will be able to draft a CPA letter confirming that your self employed and also confirm that you are not an employee.  
Confirming we'd also need paystubs / payroll information for Lachlan

On Tue, May 16, 2023 at 9:12 PM Sophia Vallejos <vallejos.sophia@gmail.com> wrote:  
Thank you Jermaine,

Apologies for the follow up question here - being from Australia we are not familiar with what a CPA letter is. We need a letter from a certified public accountant confirming they are not an employee.

As for pay stubs - is this for Lachlan?  
He provided the job offer letter but happy to send those for him is needed too.

Thanks for all your help,  
Kindest,  
SOPHIA McILROY

On May 16, 2023, at 9:01 PM, Jermaine Phillips <jbp@mns.com> wrote:

Hi Lachlan & Sophia  
Confirming ownership would also need a CPA letter , and your last 2 paystubs .

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Hi Jermaine -

We're working thru the necessary paperwork required for our application. We are awaiting our 2022 tax return paperwork from our accountant - I will let you know when it is ready.  
Please see attached.

One question related to my wife's documents.... Sophia, is self-employment returns. Your list of required documents states a "CPA letter" - can you confirm if we need this?

Lastly (and maybe I missed it), but where do I find the application form?

Thanks,  
Lachlan & Sophia

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**Sent:** Monday, 15 May 2023 8:45 pm

**To:** Lachlan McIlroy <lachlan.mcilroy@outlook.com>  
**Subject:** Re: Merchant Receipt - Transaction Approved - Authcode #04135

Sounds good.  
We can settle at lease signing  
On Mon, May 15, 2023 at 8:41 PM Lachlan McIlroy <lachlan.mcilroy@outlook.com> wrote:  
Hi Jermaine -

Will do. Also, noted on the deposit... An oversight on my part. Happy to do the easiest.

**From:** Jermaine Phillips <jbp@mns.com>  
**Sent:** Monday, 15 May 2023 8:37 pm  
**To:** Lachlan McIlroy <lachlan.mcilroy@outlook.com>  
**Subject:** Re: Merchant Receipt - Transaction Approved - Authcode #041:

Hi Lachlan  
Please provide them on this thread as pdf attachment

Thanks , also - I saw that the deposit was made at the net . Wanted to make sure you beginning of contract and not amortization across the lease

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Was just writing you!

We've completed the application forms (2x) and paid the deposit - i documents tomorrow. How do we provide them?

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**To:** Lachlan McIlroy <lachlan.mcilroy@outlook.com>  
**Subject:** Re: Merchant Receipt - Transaction Approved - Authcode #04

Received and holding 9B for you

On Mon, May 15, 2023 at 8:28 PM <deployment@newtekone.com> wrote:

MNS  
  
Receipt of Payr

Total Payment Amount .

((Payment Amount)) 5677.00

((Technology Fee)) 198.70

Credit Card Information

Card Holder  
Credit Card #  
AVS Result  
CVC Result

Detail Information

Date  
Reference #  
Transaction Key  
Authorization #  
Invoice  
Payment Type  
Customer Name  
Agent Name  
RETX #  
Apartment Address  
Comments/Notes  
PO#  
Merchant  
Type  
Source  
User  
Line Items

Billing Information

Customer ID  
First Name  
Last Name  
Company  
Address  
Address 2  
City  
State

Zip  
Country  
Phone  
Email

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<http://mns.com/docuSign/oh>

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**Jermaine Phillips** <jbp@mns.com>  
To: Sophia Vallejos <vallejos.sophia@gmail.com>  
Cc: Lachlan McIlroy <lachlan.mcilroy@outlook.com>

Fri, May 19, 2023 at 6:31 PM

Received, thank you.

On Fri, May 19, 2023 at 6:20 PM Sophia Vallejos <vallejos.sophia@gmail.com> wrote:

Hi,

Please see report attached

Kindest,  
SOPHIA McILROY

[Quoted text hidden]

[Quoted text hidden]

---

**Sophia Vallejos** <vallejos.sophia@gmail.com>  
To: Jermaine Phillips <jbp@mns.com>  
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Please see ESA letter attached

Kindest,  
SOPHIA McILROY

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Hi,

Please see report attached

Kindest,  
SOPHIA McILROY

On May 19, 2023, at 5:13 PM, Lachlan McIlroy <lachlan.mcilroy@outlook.com> wrote:

Hi Jermaine -

Is it just a rabies vaccination that's required?

Regards,  
Lachie

---

**From:** Jermaine Phillips <jbp@mns.com>  
**Sent:** Friday, May 19, 2023 3:20:01 PM  
**To:** Lachlan McIlroy <lachlan.mcilroy@outlook.com>  
**Cc:** Sophia McILROY <vallejos.sophia@gmail.com>  
**Subject:** Re: Merchant Receipt - Transaction Approved - Authcode #04135B

Hi Lachlan  
Thanks so much  
Will standby

On Fri, May 19, 2023 at 2:53 PM Lachlan McIlroy <lachlan.mcilroy@outlook.com> wrote:

Hi Jermaine -

Jumping in here for Sophia while she's at work.

We have Charlie booked in tonight at 5pm for her vaccinations and will share documentations immediately.

We have an ESA appointment booked at 8pm tonight. If approved, apparently, we will receive documentation 24hrs later. Will share upon receipt.

Lastly, regarding Charlie... Not sure if this helps but we can provide documentation correctly showing her breed as Staffordshire Terrier (English) x Bull Terrier (as she is not an Am

Additionally, if management was to express any concern about her breed or temperament then we would be happy to put her forth for an "interview" or produce references. As an e

We'll be in touch soon. Thanks!

Regards,  
Lachie

---

**From:** Jermaine Phillips <jbp@mns.com>  
**Sent:** Friday, May 19, 2023 10:35:30 AM  
**To:** Sophia McILROY <vallejos.sophia@gmail.com>  
**Cc:** Lachlan McIlroy <lachlan.mcilroy@outlook.com>  
**Subject:** Re: Merchant Receipt - Transaction Approved - Authcode #04135B

Just saw that Charlie is an American Staffords Terrier Mix (considered an aggressive breed in NYC ) before sending over the preliminary docs received to owner.

We'd need to if not already make Charlie an ESA which is actually super easy , here's a link  
<https://pettable.com/state/esa-letter-new-york#:~:text=An%20ESA%20letter%20from%20a,for%20housing%20and%20travel%20purposes.>

On Fri, May 19, 2023 at 10:27 AM Jermaine Phillips <jbp@mns.com> wrote:

Hey Sophia

Can you give me a call when you have a moment?  
My cell is (631) 965-3622

On Thu, May 18, 2023 at 10:09 PM Jermaine Phillips <jbp@mns.com> wrote:  
No worries, thanks for the update.

On Thu, May 18, 2023 at 9:23 PM Sophia McILROY <vallejos.sophia@gmail.com> wrote:  
Hi Jermaine,

Apologies for the late email,

Just found out that she is due for her vaccine as of a couple of months ago - I have just booked her in for her shot tomorrow at 5pm so will have that sent to you straight after

Kindest,  
SOPHIA McILROY

On May 18, 2023, at 7:29 PM, Jermaine Phillips <jbp@mns.com> wrote:

No problem, thank you

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Here is the latest summary.. she visits her dr every 2-4 weeks for her arthritis so let me know if you need receipts or anything else.

Thank you !

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**O:** [718.222.0211](tel:718.222.0211) x 111

**C:** [631.965.3622](tel:631.965.3622)

**E:** [jbp@mns.com](mailto:jbp@mns.com)

**W:** [jphillips](#)



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MNS

Receipt of 1

Total Payment Arr

((Payment Amount

((Technology Fee

Credit Card Information

Card Holder

Credit Card #

AVS Result

CVC Result

Detail Information

Date

Reference #  
Transaction Key  
Authorization #  
Invoice  
Payment Type  
Customer Name  
Agent Name  
RETX #  
Apartment Address  
Comments/Notes  
PO#  
Merchant  
Type  
Source  
User  
Line Items  
**Billing Information**  
Customer ID  
First Name  
Last Name  
Company  
Address  
Address 2  
City  
State  
Zip  
Country  
Phone  
Email

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 **ESA Letter Sophia Vallejos.pdf**  
106K

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To: Sophia Vallejos <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)>  
Cc: Lachlan McIlroy <[lachlan.mcilroy@outlook.com](mailto:lachlan.mcilroy@outlook.com)>

Fri, May 19, 2023 at 9:48 PM

Received, thank you.  
Will send right over  
Management is out of the office til Monday  
We'll hear back then  
On Fri, May 19, 2023 at 9:43 PM Sophia Vallejos <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)> wrote:  
Please see ESA letter attached

Kindest,  
SOPHIA McILROY  
[Quoted text hidden]  
[Quoted text hidden]

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**Sophia Vallejos** <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)>  
To: Jermaine Phillips <[jbp@mns.com](mailto:jbp@mns.com)>  
Cc: Lachlan McIlroy <[lachlan.mcilroy@outlook.com](mailto:lachlan.mcilroy@outlook.com)>

Fri, May 19, 2023 at 10:32 PM

We can't thank you enough for all your help and impressive response times with all communications :)  
I noticed that the apt went "into contract" on street easy - is this our application or are there others? Just trying to level set our expectations for the outcome on Monday?  
Either way, we will have our fingers crossed! Have a great weekend!

Kindest,  
SOPHIA McILROY  
[Quoted text hidden]

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**Jermaine Phillips** <[jbp@mns.com](mailto:jbp@mns.com)>  
To: Sophia Vallejos <[vallejos.sophia@gmail.com](mailto:vallejos.sophia@gmail.com)>  
Cc: Lachlan McIlroy <[lachlan.mcilroy@outlook.com](mailto:lachlan.mcilroy@outlook.com)>

Fri, May 19, 2023 at 10:55 PM

Hi Sophia  
My pleasure  
We have the apt in-contract for you since you have an application and deposit pending  
[Quoted text hidden]