



IMPORTANT TIPS FOR A SUCCESSFUL LEASING EXPERIENCE

1. Rent is due on the 1st, late on the 2nd. However late fees do not start till the 4th. Rent is posted as late on your credit report when late fees are charged to your account, that is the criteria used with experian rental.
2. If you are going to be late it is extremely important that you communicate this via email or text thru your tenant portal. We have to relay this information to your landlord to get permission. If we do not have communication we are required to immediately serve an eviction notice.
3. AC filters are to be changed at least 1x per month. \$75 fee if contractor finds a dirty one.
4. Lease violations can be cause for eviction or a non renewal. An example of this would be unauthorized pets, unauthorized occupants, or not taking care of the property. There are many ways to violate a lease but these are some that I see most often.
5. HOA rules must be followed. Some examples of common violations are weeds in beds, sidewalks not being edged, lack of mowing, and trash cans being stored in view of street. If the landlord gets a fine for an HOA violation caused by tenant it does get billed to your account. It is also important to water the lawn and foundation. The HOA sends pics of the violations to the landlords, then I get them and send to you.
6. All repairs must be in writing unless it is an emergency. You can do this easily by submitting a work order on your tenant portal. Most maintenance items the landlord has 7 days to repair, however we treat AC as quickly as the contractor can get there, but it is not an emergency in most cases. If you do have an emergency you must call 817-714-3606 do not text as this phone is not monitored for text 24 hours a day.
7. If we are entering the home we will attempt to call a lease holder, however we do not need tenant permission to do so. I prefer appointments for almost everything and that is how we choose to work at NHS, but again this is not mandatory. If it is an outside contractor appointments will be made directly with you.
8. Homes will be inspected 1 time per year minimum. This usually happens in the fall, but not always. It can be at any time.

Thanks for taking the time to read this. I believe this will help create a better relationship between property manager (who works for the owner) and you the tenant so that we all have a positive experience and understand the lease better. I strongly urge you to read the lease thoroughly this list is not the entirety of the lease document, these are just some areas I see and deal with on a daily basis. By signing this document you give consent to NHS Properties/Landlord to send notices electronically via email on file with application.