

## Important Changes Regarding Payment of Rent

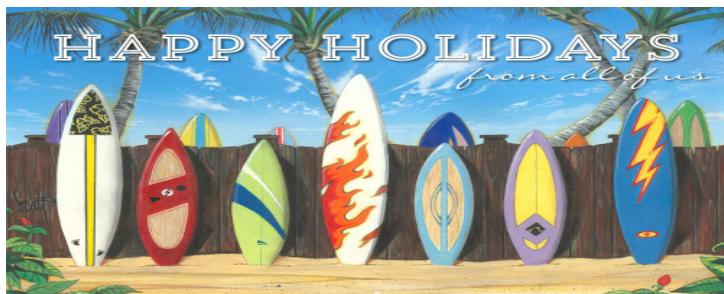
Beginning January 1, 2017 Precision Property Management Services will no longer accept partial payments! You must pay your entire balance in full each month. This includes maintenance fees, late fees, septic tank electric bills, water bills, etc. Keep in mind that any unpaid fee becomes due and payable as rent. If you mail or place your payment in the drop box and your payment is less than the total amount due, the payment will be returned to you and late fees will apply.

As per page 3 of your lease, if you have been late at least one time, your late fee assessed on the 5th of the month will be \$100 beginning December 1, 2016.

On the 6th of the month, 3-day Notices will be posted and you will be charged an additional \$25 posting fee. For those of you coming to the office to pay after the 5th and not paying balance in full, your payment will be handed back to you with a 3-day Notice. However, by signing the notice in our office, the \$25 posting fee will be waived.

3-day Notices are the beginning of the Eviction process. If your balance is paid in full before the end of the 3 days, the eviction will not continue. However, if your balance remains unpaid after the 3 days are up, Eviction proceedings will continue and you will be charged the eviction fee of \$460 as stated in your lease. We encourage you to review the terms of your lease.

By paying your rent each month no later than the 4th, you will avoid the above penalties.



**PPMS will be closed December 23rd-26th and December 30th-Jan 2nd so our Employees can enjoy the Holidays!!**

Congress Avenue  
4 Bedroom/2.5 Bath  
Single Family Home

## Featured Rental Properties

**Friends or Family who need a Rental Property?  
Refer them and receive \$50 rent credit if they become our tenant !**



Take a video tour of our available properties at [www.thechanggroup.com](http://www.thechanggroup.com) under the "For Rent" tab.

## Holiday Safety Tips for Your Home

**D**ecorate Your Tree with Your Kids in Mind --Kids are curious and will want to play with the ornaments on the tree, so you might as well prepare. Move the ornaments that are breakable or have metal hooks towards the top of the tree. That makes room at the bottom for the ones that are safer for young kids.

**Water the Tree Regularly**--Natural trees look beautiful and smell great, but if they're not watered regularly, needles can dry out and pose a potential fire hazard. Make sure your tree has plenty of water by checking it regularly.

**Check the Lights**--Lights are one of the best parts of holiday decorating. Take a look at the ones on your tree and in and around your home for exposed or frayed wires, loose connections or broken sockets.

**Blow Out Candles and Store Matches Out of Reach**--Keep holiday candles at least 12 inches away from anything that can burn, and don't forget to blow them out when you leave the room or before you go to sleep. Make a habit of placing matches and lighters in a safe place, out of children's reach. Avoid novelty lighters or lighters that look like toys.

**Keep Harmful Plants Out of Reach**--Plants can spruce up your holiday decorating, but keep those that may be poisonous out of reach of children or pets. This includes mistletoe berries, holly berry, and Jerusalem cherry. In a poison emergency, call the national Poison Control Center at 1- 800-222-1222.

**Keep Button Batteries Away from Young Kids**--Keep a special eye on small pieces, including button batteries that may be included in electronic toys. While these kinds of games are great for older kids, they can pose a potential danger for younger, curious siblings.

**Prevent Spills with Pot Handles**--Kids love to reach, so to prevent burns from hot holiday food or liquid spills, simply use the back burner of your stove and turn pot handles away from the edge.

**Avoid Placing Foods on an Open Oven Door**--Your oven door may not be as strong as you think. To prevent oven tip-overs, place heavy foods or other items on a counter top out of the reach of young children, and not on an open oven door. An anti-tip bracket is a valuable tool to prevent oven tip-overs. If you have one, simply follow the manufacturer's instructions to install and use properly.

**Engage Older Kids in Cooking**--Teach older responsible kids how to cook safely. Teach them never to leave the kitchen while they're using the stove or oven. Instruct older kids to use oven mitts or pot holders to remove items from the oven or stove and teach them how to use a microwave safely.

Villa Grand  
2 Bedroom  
Condos



# Holiday Emergencies

As we reported last month, the holiday season is here. Although it's a joyous time to gather with family and friends, PPMS is very aware that emergency maintenance issues don't take holidays off. However, our vendors and maintenance personnel do. It's important to let you know – in advance – that any emergency maintenance issues that arise "the eve of" – "on a holiday" – "or the day preceding a holiday" may not be attended to expeditiously. We're sorry for the inconvenience this might cause but there is little if anything we can do. After all – It's the holidays.

## It's a Numbers Game

For your convenience and safety, please make sure that Mailbox and House Numbers are complete. The US Mail could possibly not deliver your mail if your mailbox has missing numbers, and most importantly numbers on the house must be complete for 911 Emergencies.

## Unusual December Holidays

December 4	Santa's List Day
December 5	Bathtub Party Day
December 14	Roast Chestnuts Day
December 19	Look For an Evergreen Day
December 21	Humbug Day
December 24	National Egg Nog Day
December 30	Bacon Day

## Reminders

- When paying rent by credit card, there will now be a 10% fee instead of 5% fee
- Rent Checks are payable to PPMS
- Please put Rental Address on face of Check
- Lawn Care Bi-Weekly (Winter)
- Keep Trees and Bushes Trimmed
- Septic Tank Pumping is Tenant Responsibility
- Pest Control Performed Monthly/Quarterly
- Change or Clean A/C Filters
- Quarterly Water Equipment Maintenance
- Keep Salt in Water Softener at All Times
- Check Smoke Detector Batteries Regularly
- Keep Light bulbs in working order



## Water Quality

To optimize your water quality, you must keep salt in your tank at all times. Your systems are set to clean themselves every 3-4 days. The water quality in Lehigh Acres will require about 10 pounds of salt per cleaning. This means your tank will clean itself 10-11 times per month using up to 120 pounds of salt per month. Systems in Cape Coral will require about 6 pounds per cleaning which could use up to 80 pounds of salt per month.

## Watering Season

As the summer rains subside, it becomes necessary to keep your lawn watered. Many homes have a sprinkler system installed. Please check your local watering schedule set by the County or City you reside. For homes without sprinkler systems, you may use a hose with sprinklers attached to accomplish this.

## Holiday Quotes

*"The worst gift is a fruitcake. There is only one fruitcake in the entire world, and people keep sending it to each other."*

*-Johnny Carson*

*"What do you call people who are afraid of Santa Claus? Claustrophobic."*

*-Anonymous*

## Ready to Purchase a Home?

Would you like to purchase your rental home?

Who do I call?

Am I qualified to buy?

How much can I afford?

What will my payment be?

How long does the process take?

Get these and other questions answered by contacting:

**Precision Realty Services, Inc.**

**[sales.thechanggroup.com](http://sales.thechanggroup.com)**

**(239) 482 - 6551**



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