



Edition #55 /December 2016

Important Changes Regarding Payment of Rent

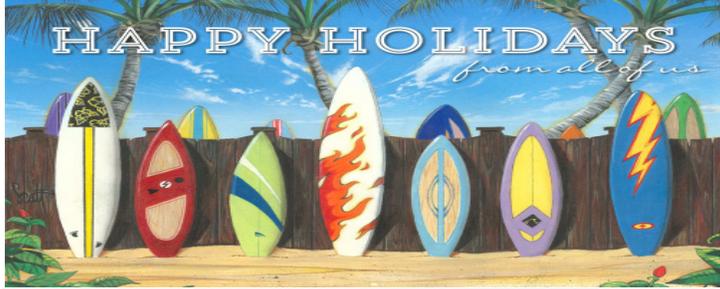
Beginning January 1, 2017 Precision Property Management Services will no longer accept partial payments! You must pay your entire balance in full each month. This includes maintenance fees, late fees, septic tank electric bills, water bills, etc. Keep in mind that any unpaid fee becomes due and payable 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

Villa Grand
2 Bedroom
Condos

**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 under the "For Rent" tab.

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
(239) 482 - 6551

