



RENT PAYMENT POLICY

This document outlines the rent payment policy for your rental property. Please read it carefully and contact us if you have any questions.

- **Rent Due Date:**
 - Rent is due on the 1st of each month.
- **Grace Period:**
 - Rent payments are considered late if received on or after the 5th of the month.
- **Late Fees:**
 - A late fee of 5% will be applied to all rent payments received on or after the 5th of the month. The late fee is calculated on the total outstanding balance, including any previous late fees or other charges, not just the base rent amount. For example, if your rent is \$1000 and you pay on the 6th, the late fee will be \$50 (5% of \$1000), making the total due \$1050. If there are any additional outstanding charges, those will also be included in the calculation.
- **10-Day Notice to Quit:**
 - If rent is not received in full by the 15th of the month, a 10-Day Notice to Quit will be sent via USPS Certified Mail. This notice will require you to pay the full outstanding balance within 10 days of the date of the notice, or vacate the property.
 - Failure to pay within the 10-day period will result in the commencement of eviction proceedings.

www.expertpropertymanagementgroup.com

jason@jasonhallrealestate.com

919-275-0488

- Payment Methods:

- Rent payments can be made through the following methods:
 - Online via RentecDirect
 - ACH - No Transaction Fee
 - Credit/Debit Card - 5.0% Transaction Fee
 - Zelle: A \$2.00 transaction fee will be applied to all Zelle payments.
Please include your name and property address in the Zelle transaction notes.

- Important Information:

- Please ensure that your rent payment is received by the due date to avoid late fees and potential eviction. Rent is considered received when it is credited to the landlord's account.
- We recommend setting up automatic payments to ensure timely delivery.
- If you anticipate any issues with paying rent on time, please contact us immediately to discuss possible arrangements. Open communication is crucial.
- All communication regarding rent payments should be directed to Jason.

- Contact Information:

- Expert Property Management Group, LLC
 - Jason Hall
919-275-0488
jason@jasonhallrealestate.com