



TENANT HANDBOOK

*2939 Breezewood Avenue, Suite 100
Fayetteville, NC 28303*

*Office Hours:
Monday through Thursday 9am – 5pm / Friday 9am – 3pm*

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Disclaimer:

The intention of this Handbook is to help clarify the tenancy process and provide general information related to your rental agreement (lease). Please review your rental agreement carefully, familiarize yourself with its contents and do not hesitate to contact us with any questions or any additional information you need.

WELCOME LETTER

Dear New Tenant,

As your new property management team, we would like to welcome you into your new home and thank you for choosing to work with us. The purpose of this handbook is to assist you with caring for your home and will answer the most common questions you will have while working with a property management company.

Please take a moment to look through this packet, it will give you all the basic information you will need to get started and settled into your new home. If after looking through, you still have some questions, feel free to call our office or come in and someone will be happy to answer any questions you might have and help you in any way we can.

Billmark Properties are committed to providing friendly and helpful service to all our owners and tenants. Our team members play specific roles to best service your needs. Any time you have a question or something you would like to discuss, someone from our team will always be willing to help.

Property Management is our business, and we believe that the best way to be successful is to give our owners and tenants fair, business-like and courteous services.

Billmark Properties also handle property sales, and we strive to provide the best experience for you, in any type of real estate service we offer.

Please feel free to contact us at any time if you are considering purchasing in the future. We look forward to having you as tenants and hope you enjoy your new residence.

We look forward to working with you.

Sincerely,

The Management Team

PAYING RENT

When is rent due:

Rent is due on the 1st day of each month and is considered late if not received by midnight of the 5th day of the month. A Late Fee of 5% of unpaid rent will be assessed on the 6th of the month.

Please note this timeline *includes* weekends and holidays, there is **NO** grace period.

*****Tenant Portal available 24/7, for rental payments or submitting work orders. *****

*****Important*****

If the rent and any other charges are not received by the **10th of the month by 5pm**, Summary Ejectment papers will be initiated, and all rent, late charges, court cost, and administration fees must be paid in full by money order before the court date to stop legal action.

A No Tender Clause is in effect. (Should Eviction proceedings begin due to Non-Payment of rent, Lessor reserves the right to accept payment of past due rent and still follow through with eviction for possession).

*If a rent payment is returned for insufficient funds (NSF), all charges including NSF, late and posting fees will be entered on your ledger and you will be responsible for paying these.

****WE DO NOT ACCEPT RENT PAYMENTS IN THE OFFICE OR BY MAIL****
(Payments will be returned and could be deemed late)

Important note:

Breach / Breaking a Lease

If a tenant must break a lease prior to the end of the lease term, the tenant is responsible for paying \$250.00 Early Termination/Readvertising fee and is responsible for rent and utilities until the property rents.

How to pay rent:

Rent can **ONLY** be paid either online through the tenant portal or with a “cashpay” card number at participating locations (www.paylease.com/cashpay/locations).

Online Portal Payments:

Website: ***www.Billmarkproperties.com***

- 1) Click on tab labeled “FOR TENANTS”
- 2) Click on “Tenant Portal”
- 3) Sign in using your email and your password
- 4) Make your payment
- 5) Confirm payment

Online Portal Convenience Fees:

ECK – \$2.95 convenience fee

Example: Routing & Account Number (\$1000 + \$2.95 = \$1,002.95)

Credit Card – 3.50% + \$2.95 convenience fee

Example: if your rent is \$1000 (\$1000 + \$35.00 + \$2.95 = \$1,037.95)

Debit Card - \$6.95 convenience fee

Example: if your rent is \$1000 (\$1000 + \$6.95 = \$1,006.95)

****Current Fees as of November 12, 2025****

CashPay Card:

Find the nearest CheckFreePay agent location at:

www.paylease.com/cashpay/locations

Present cash pay slip and cash payment

A \$4.00 convenience fee to make any PayLease (CashPay) payments.

All payments are to be processed via **CheckFreePay’s Bill Pay** System.

***Please note: MoneyGram or Western Union **are not** authorized providers to process this transaction type.

Keep your receipt for questions about your payment, contact your property management office.

IMPORTANT POLICIES

Lease Agreements: Lease agreements are normally for a one-year period, with rent pro-rated if move-in is other than the first of the month. The leases are written so that the end of the lease period is the end of the month the following year. The ending date of the lease is not a definite ending date. The lease will automatically become a Month-to-Month lease agreement. The tenant **MUST** turn in a 30 day **WRITTEN NOTICE** 30 days prior to their expected move out date.

Military: If a service member receives permanent change of station orders to depart 50 miles or more from the location of their current residence. • The service member is “prematurely or involuntarily released or discharged from active duty with the United States Armed Forces;” or • The service member is deployed for 90 days or more. Service Member must give **WRITTEN NOTICE** of intent to vacate due to military orders, a copy of your official orders, payment of rent for the month in which you gave notice, and payment of rent for the following month. Service members will be liable for at least 30 days of rent from time of notice but no more than 45days.

Viewing Home: Tenant agrees that they have viewed the residence (or the home has been viewed by their representative or POA.) Then tenant agrees that the landlord has made no unwritten agreement or promises of repairs to be completed to the home. A move-in inspection will be conducted by the tenant at time of possession, and the landlord is responsible to make needed repairs to keep the premises in a fit and habitable condition.

Move-out inspections are performed Monday through Friday 9:00am - 3:00pm **ONLY**. Utilities must remain on for **3 FULL** business days after the move-out, the property cleared of all tenant’s possessions, and all keys, remotes, receipts returned prior to inspection. You have the right to be present for the move-out inspection, but you are not required to be present. If you wish to be present for the move-out inspection, please call us at least one week in advance to set up an appointment. The tenant is responsible for the rent up to and including the day of check-out.

A forwarding address must be left with us, so that we may settle and forward your security deposit summary within 30 days after final check-out.

If the property does not meet the Move-Out Requirements, you may request a list of discrepancies that need to be corrected. A \$75 re-visit fee will be applied should a second inspection be necessary. If the property does not pass the second time, a professional service will be contracted by **BILLMARK** to remedy the discrepancies at the tenant’s expense.

Security Deposit: A security deposit is required from all tenants. This deposit is made to indicate good faith that you will abide by all covenants of the contract and protect the interest of the owner. Security deposit is not last month's rent.

A portion of/or all the security deposit may be forfeited for the following reasons:

1. Failure to give 30 days' ***WRITTEN NOTICE*** of intent to vacate the property.
*We ***CANNOT*** accept this notice by phone. It must be in writing
2. Nonpayment of rent, late fees, court fees, NSF Fees, and pet fees.
3. Damage to premises, permanent fixtures such as carpet, light fixtures, appliances, fireplace, and landscaping.
(Other than damage due to ordinary wear and tears.)
4. The cost of re-renting the premises after a breach of the lease by the tenant.
5. Any accrued late fees or unpaid bills.
6. The cost of removal and storage of personal property. Repair bills incurred that are determined to be caused by tenant negligence, abuse, misuse or oversight are the tenant's responsibilities and must be satisfied within 30 days.

Maintenance Requests: Non-Emergency work request must be submitted in **WRITING**. You may e-mail work requests, mail, or place through your tenant portal. Should you have an emergency you can call the office at 910-864-3955 or our after-hours number at 910-366-9162. Your maintenance request cannot be fulfilled if pets are left unattended. It is not our policy to make appointments for maintenance work. The vendor (contractor) will contact you directly to make an appointment to complete the work request. If you have not heard from the assigned vendor within 24hrs please contact our office again. (Please remember that several of our contractors do not have weekend appointments available).

Key Delivery Fee: Should tenants lock themselves out, you are responsibility to call a locksmith at your expense to gain entry and/or re-key the locks. In the event the locks must be re-keyed the tenant must bring 2 keys to Billmark Properties on the first business day.

Renter's Insurance: Your personal property and liability are not covered by the homeowner's insurance policy or Billmark Properties. We request that you obtain renter's insurance. Should there be any damage or injury to the property, the owner's insurance company would require reimbursement from the tenant if the tenant were found to be at fault. Also, renter's insurance protects your own possessions and valuables, which neither the owner's insurance covers.

Pet Fees & Deposit: Pet Fees are non-refundable and are for the privilege of having specific pet(s) at the property and compensate owners for undetectable wear-and-tear that are caused by pets. If damages are caused by pet(s) then this charge will be deducted from your security deposit at time of move-out. You must remove any pet from the premises, even if previously permitted, if in our opinion the pet constitutes a nuisance or creates a disturbance. Please note that if pets are not authorized that means **NO** and includes no short-term pet sitting, visitors or guests with pets, regardless of length of stay. Violations of the pet policy in your lease subject you to a **\$250.00 unauthorized pet fee** and/or eviction at landlord's discretion. If you have not paid a pet fee or pets are not permitted it would be considered a Lease Violation if pets are on the premises. This includes visiting animals. Only pets on Pet Addendum are permitted at residence.

Upon moving out, the property must be professionally treated for fleas!

Swimming Pools/Hot tubs: Tenants are not authorized to install swimming pools/hot tubs, either above-ground or inground. Tenant acknowledges that if they install a pool/tub without prior authorization by Billmark Properties they have breached the lease. Please refer to the attached pool addendum if applicable. For proper authorization tenant, must submit a **WRITTEN** request with information about pool/tub including dimensions and where pool is to be located.

Smoke Detectors/CO: The landlord shall replace, or repair smoke detectors/CO provided the tenant notifies the landlord in **WRITING**. Then tenant agrees to not deliberately or negligently destroy, deface, damage, nor render inoperable the smoke detector or CO, and agrees to test detectors and replace batteries as needed during tenancy.

Permitted Occupants: Only those shown on the lease are permitted to reside as permanent residents, except for short-term visitors. If an unauthorized person(s) is residing at the residence, then you will be subject to a \$250.00 unauthorized person(s) fee and/or eviction at landlord's discretion.

Guests: You are responsible and liable for the acts of your family, invites, licensees, and guests. Acts of these people in violation of the Lease Agreement, or one of these Rules and Regulations, may be deemed by Management to be breach by you which may result in termination of the Lease Agreement. No guests may stay longer than 14 days in any HOA community without prior approval from the Management Company.

Storage: No goods or materials of any kind or description that are combustible or constitute an increased risk of fire shall be placed in storage areas. Storage in such areas shall be at your own risk and Management shall not be responsible for any loss or damage. Heating, air conditioning, or water closets are not to be used for storage purposes.

Antennas/Dishes: Radio, television, CB, Flag Poles or any other type of aerials or dishes should not be placed or erected by you on the roof, exterior of any building, or in the front yard without **WRITTEN** permission from Billmark and must be removed at the end of tenancy or be subject to a removal fee.

Signs: You should not display any signs, exterior lights, or markings on the structure. You cannot attach to building/home whatsoever.

Miscellaneous Fees: Missed appointments with contractors/ repair person(s)/inspector's: you are responsible for paying any trip fee charged to this company for failure to be present for a scheduled repair/inspection. If semi-annual inspection is scheduled with inspector there will be a \$75 charge for each missed inspection not canceled/rescheduled prior to appointment.

Inspection Policy: Billmark will inform you by letter, phone call, or email of inspections, visits, or repairs at least 24 hours in advance.

Exceptions to this notice:

1. Maintenance emergencies.
2. Exterior inspections (drive by). These inspections are done randomly and usually do not result in a request for an interior visit to the property. However, if the property shows signs of neglect the manager may stop and discuss the condition of the property with the tenant. The manager will not enter the property without the permission of the tenant.
3. You are permitted to be present, but your presence is not required. You agree to secure any pet(s) for the timeframe of all announced visits, to protect against escape of the pet(s) and ensure the safety of the property manager. Inspections are made semi-annually.

Yard & Grounds Maintenance:

If you are responsible for maintaining your yard, upkeep of flower beds, lawn care and maintain other parts of the yard is expected. Additional care should be taken to keep the grounds clean. Please consult the rental agreement for more details.

Emergency Procedures

In the case of a medical, fire, or other emergency that could involve immediate peril to you or someone surrounding you, always call your local emergency number or **911**.

EMERGENCIES ONLY!
OUR 24/7 EMERGENCY ON CALL #910-366-9162

UTILITY SERVICE PROVIDERS

Aqua Water	877-987-2785	https://www.aquawater.com/
Central Electric	919-774-4900	www.cemcpower.com
Duke Energy	800-451-2777	www.duke-energy.com/home
Harnett County Water	910-893-7575	www.harnett.org
Hoke County Utilities	910-875-6704	www.hokecounty.org/246/public-utilities
Linden Water Utility	765-339-7321	www.lindentn.org
Lumbee River Electric	910-843-4131	www.lumbeeriver.com/contact
Piedmont Natural Gas	800-752-7504	www.piedmont.com/home
Public Works (PWC)	910-483-1382	www.faypwc.com
Spectrum Cable	910-779-4501	https://www.spectrum.com/
Spring Lake Water	910-703-8912	https://www.townofspringlake.com/

Maintenance Emergency Procedures:

If you experience an emergency, please follow the steps outlined below. As a note, if the problem occurs in the middle of the night, it is very unlikely we will be able to dispatch a contractor to the property until the morning, so please try and contain the emergency as best as possible!

- The specific definition of a maintenance emergency is an issue that is dangerous, hazardous, or if not addressed immediately could cause damage to the property or your personal well-being (e.g., flooding, fire, or gas leak). **Calls placed to the emergency maintenance # that are NON-emergency issues will be charged \$75!**
- An emergency is **Not** an annoying sound, air conditioning failure, appliance malfunction, drain stoppage and the like. While inconvenient, these are not considered emergencies and will be handled by our office on the following business day.
- If the situation is considered a maintenance emergency during normal business hours, please call our office, then follow up with a work order request.

Emergency Failure Check Steps
(Prior to contacting Property Manager):

Electric Heat

- ❖ Check the thermostat to see that the controls are set properly
- ❖ Check all the fuses and circuit breakers
- ❖ Check the access panel to the blower compartment to ensure the panel is securely closed
- ❖ Check the filter and ensure it has been replaced in the last six months

Gas Heat

- ❖ Check the thermostat to see that the controls are set properly
- ❖ Check all the fuses and circuit breakers
- ❖ Check the access panel to the blower compartment to ensure the panel is securely closed
- ❖ Test any other gas appliances to determine if service has been interrupted

Oil Heat

- ❖ Make sure the emergency shut off switch is in the “on” position
- ❖ Check oil level in the fuel tank
- ❖ Check thermostat, fuses, circuit breakers and blower compartment panel to ensure normal operation (see above)

***In all cases, slightly open an indoor faucet and allow it to drip to prevent freezing until the heating system is operational. **

Water related issues:

If water is running onto floors from any appliance, fixture or pipe, close the shut-off valve for the appliance / fixture or shut-off the main valve for the property. If you have a leak **TURN THE WATER OFF!**

Lights:

If you have issues with your lights you will need to check/reset your GFI/CGI's BEFORE calling. Please make sure you are familiar with the procedure on how to do this.

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Maintaining Fixtures & Appliances

Furnace and Wall Heaters:

- All tenants are responsible for cleaning or replacing the furnace filter at the beginning of the fall heating season. Problems caused by failure to clean / replace the filter will be the tenant's responsibility.
- Dust can accumulate at furnace vents as well as at fan vents. A small broom brushed across the vent openings will clear away any dust and help the furnace or fan operate efficiently.
- Remember, heat pumps usually do not circulate warm air like gas furnaces do, unless they are run on the "Emergency Heat" setting which activates the resistance heat mechanism.

Gas Wall Heaters:

- If your residence has a gas wall heater, it is important to turn off the heater when it is not needed. On any gas appliance, new or old, if the pilot light goes out you may detect a gas odor, which should dissipate in a few minutes after airing out the room. If the odor persists call the gas company immediately.

Central Air Conditioning:

- Air conditioning can only lower the inside temperature 10 or 15 degrees lower than the outside temperature.
- Ensure you are changing the filter every 30 days. Failure to comply can result in charges being assessed to you!

Power:

- If the power goes out in your unit or house, first check to see if the whole area is without power. If it is out in the area, report outage to the local power authority.
- If the power is only out in your house / unit, check the circuit breaker panel. One or more circuits may be tripped, and you may see the switches in the off position. If no switch is off turning each switch off, then on to reset the circuits. If this doesn't solve the problem, call your utility company. Only after speaking with them report a maintenance emergency.

Drains:

- **AVOID** letting food and hair get down the drains. Clogged drains caused by hair and grease are the tenant's responsibility. Some dishwashers will clog from food left on the dishes when put in the machine.
- An excellent drain cleaning / clearing solution recipe is: 1 cup salt, 1 cup baking soda, 1 cup vinegar, and 1 cup vinegar, followed by 8 cups boiling water. We recommend performing this treatment monthly to avoid build-up.
- Hardware stores carry "*hair catchers*" to place in sink and tub drains that significantly help keep drains free of hair.

Garbage disposals:

- **ALWAYS** run water while the disposal is operating to avoid damage to the unit. Let the water run long enough to grind all the material in the disposal. Then let the water run for 10-15 seconds after turning off the disposal. Learn to recognize the sound the machine makes when completely free of garbage! There is a re-set button on the bottom, and you can also often solve the issue with an Allen wrench inserted in the bottom.
- Disposals are designed to grind up organic items only. Exceptions include banana peels, artichoke leaves, celery stalks, flower stems, coffee grounds, potato peelings, bones, or any item that is particularly tough. NEVER put paper, plastic, glass, aluminum foil or grease at the disposal.
- If the unit becomes inoperable, ALWAYS be sure to check the power switch first (usually under the sink), then try the reset button (somewhere on the machine) and remove all contents before calling for maintenance. Problems caused by users are the tenant's responsibility.

Fireplaces:

- Please burn only hardwood in the fireplaces and woodstoves to minimize the buildup of creosote, etc. in the chimney. Creosote build-up is a fire hazard.
- Be sure a fireplace screen is in place when a fire is burning to prevent hot ashes from escaping and burning floor coverings.

Plumbing fixtures:

- If a plumber is sent out and finds items clogging toilets/drains etc. and caused by tenant neglect you will be charged for the repair.
- Many homes and apartments have low-flow toilets. Low-flow toilets tend to clog or back up if too much paper, etc., is flushed. You may need to continue and hold down the handle when flushing to avoid clogs. Tenants must be prepared to plunge the toilet to clear clogs and avoid damage from over-flows.
- Please ensure that you are plunging/ using Drain-O before contacting the office.

Water damage:

- Tenants must take care to avoid water damage caused by allowing water to sit on counters and floors.
- Care must be taken to ensure that shower curtains are inside the tub, and that shower doors are completely closed when taking a shower. Water on tile floors can seep through the grout and cause dry rot on the underlayment and discolor the vinyl. Water can also seep around the edges of linoleum and damage the flooring below. We recommend putting a mat, towel or rug on the floor to step on when exiting the tub or shower. Please be aware that the rubber backed mats can discolor vinyl floors, and the tenant could be charged to replace the floor at move-out.

Smoke & CO Detectors:

- Tenants are responsible for changing batteries in smoke and CO detectors during tenancy. We recommend changing batteries at the beginning and end of daylight savings time.

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ILLEGAL ACTIVITY

Illegal activity is prohibited while renting through Billmark Properties Property Management. Any violations of the below items are cause for eviction. If you see illegal activity at your property that you are uncomfortable with call 911!

1. Any tenant and member of the tenant's household, or a guest or other person under the tenant's control shall not engage in criminal activity including drug-related criminal activity, or near project premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, or use of a controlled substance (as defined in Section 102 of the Controlled Substances Act (21 USC 802)).
2. Tenants, any member of the tenant's household, or a guest or other person under the tenant's control, shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity on or near project premises.
3. Tenants or members of the household will not permit the dwelling unit to be used for, or to facilitate, any criminal activity, including drug-related criminal activity, on or near project premises or otherwise.
4. Tenant or members of the household will not engage in the manufacture, sale or distribution of illegal drugs at any location, whether on or near project premises or otherwise.
5. Tenant, any member of the tenant's household, or a guest or any other person under the tenant's control shall not engage in acts of violence or threats of violence, including, but not limited to the lawful discharge of firearms, on or near project premises.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material noncompliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be preponderance of the evidence. A summons issued on any above violation is grounds for immediate eviction.
7. In case of conflict between the provisions of this addendum and any other provisions of this lease the addendum shall govern. This Lease Addendum is incorporated into the lease executed or renewed this day between agent and tenant.

MOVE OUT

Move-Out Requirements: Check-out inspections of properties are performed Monday through Friday between 9:00-3:00pm and are only done when the tenant is ready to surrender possession of the property. Tenant will notify Billmark Properties of the date they will surrender possession at least one week in advance.

All your possessions, including personal items, must be removed from the property before an inspection can be made. You agree to leave the utilities on for 3 business days (Monday-Friday) after the move-out so that the inspection can be done. If the property manager discovers repair and/or maintenance items on the move-out inspection for which you are responsible, appropriate people/companies will be asked to quickly correct tenant deficiencies. You may be held responsible for rent and utilities until the move-out deficiencies are corrected.

If the first inspection is not passed the tenant is charged a \$75 re-inspection fee. Should you need any assistance in locating cleaning, repair, or carpet cleaning professionals, please contact us. Thank you for your cooperation.



Move Out Requirements

1. Place all keys, remotes, and receipts in a sealed envelope marked with the property address and deliver to the receptionist's desk located at 2939 Breezewood Avenue Suite 100, during business hours.
2. Utilities must remain on for **3 Business Days** from the date you turn your keys in.
3. Remove all personal belongings and trash from the property, including closets, cabinets, and outdoor storage areas.
4. Plan to have your trash/garbage picked up before you discontinue service.
 - a. Condominium units – No Bulk Trash
5. Kitchen:
 - a. *Refrigerator, Stove, Microwave, & Dishwasher*: Clean inside and out, including behind and underneath them. Wipe down counters, sink, and all cabinets/drawers inside and out.
 - b. *Washer / Dryer (if applicable)*: Wipe down and check lint catcher.
6. General Cleaning:
 - a. Dust all surfaces, including ceiling fans, light fixtures, shelves, blinds, and baseboards.
 - b. Clean walls, windows, screens, sills, patio door tracks.
 - c. Wipe down all walls to remove scuff marks.
 - d. Attention should be given to handles, doors, and knobs.
 - e. Mop and vacuum all rooms.
 - f. Clean all surfaces and ensure **ALL** drains are clear of hair and debris.
7. Bathroom(s):
 - a. Scrub and sanitize the toilet, shower, bathtub, and sink.
 - b. Clean all mirrors, wipe down cabinets, and remove any mold or mildew from tiles and grout.
8. Replace:
 - a. Dirty Air Filters.
 - b. Burnt out light bulbs with bulbs that match original bulbs.
 - c. Blinds that are broken, cracked, or missing slats.
 - d. Broken smoke detectors/Co detectors; batteries (must be in working condition at the time of move out inspection)
9. Exterior *(if applicable)*:
 - a. Sweep the garage, patio, walkway, driveway, or balcony. Mow the lawn and remove any personal items or debris from the yard.
10. Wood Burning Fireplace *(if applicable)*: Remove ash and ensure the damper is closed.
11. Repair or have repaired any damage you or your pets have caused.

Should you need assistance with the following: locating companies that specialize in the following: cleaning, repairs, or carpet cleaning, please contact let us know as we are happy to assist you.

Thank you for your cooperation.

Tenant: _____

Date: _____

Tenant: _____

Date: _____



30 DAY NOTICE TO VACATE

Date of Notice _____ Expected Move Out Date _____

Tenant (s): _____

Property Address: _____

City: _____ State: _____ Zip Code: _____

Contact Number: _____

Forwarding Address: _____

City: _____ State: _____ Zip Code: _____

Reason for Moving: _____

_____ (initial) I understand that the property will be inspected for damages only after all personal property has been removed and all keys are due back upon inspection with the Property Manager. **The utilities must remain on for 3 Business Days after keys are turned in at the office for inspection purposes.**

_____ (initial) I understand that I will not be able to return to the property for the purpose of cleaning or to repair damages after my keys have been returned and the inspection has been completed.

_____ (initial) I understand my rent is to be paid through the entire 30-Day notice. If the keys are held for longer than 30 days, rent **WILL BE CHARGED** until the keys are returned.

_____ (initial) I understand if my lease **HAS NOT EXPIRED**, and I am not moving due to the transfer clause, I may be held responsible for the rent for the remainder of the lease term or until the property has been re-rented.

_____ (initial) **Security Deposit refunds are processed within 30 days and will be sent to the forwarding address indicated above in the name of the Lessee (s).**

_____ (initial) I understand that **utilities must be in service at the time of the final move out inspections** or they may be **turned on at my expense**. I also understand that a **\$75 re-inspection fee** will be charged for properties not ready for inspection at the appointed time as well as should repairs / cleaning be needed.

I also understand that if my rent was being automatically paid through the portal that I(tenant) must delete this.

I also understand that by signing this form, I received a copy of the cleaning regulations.

ALL INFORMATION MUST BE COMPLETED, INITIALED, SIGNED, AND DATED FOR NOTICE TO BE CONSIDERED RECEIVED

Tenant Signature

Date

CONTACT US

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