

in this issue >>>

- *TNT Builds Great Relationships*
- *Renting on a Budget*
- *New TNT Office Location*
- *Rental Fees*
- *Final Thoughts*



A Monthly Insight into TNT Properties Real Estate

on location



Renting on a Budget

It's never too late to get a firm grip on your finances. If you think you're paying too much for rent, moving to more affordable accommodations can make a significant difference in your budget. Do some calculations before you commit to a new lease so you know what you can reasonably afford.



How to split utilities with roommates

We suggest www.simplebills.com for utilities because for less than \$5 per month they will invoice each roommate separately. Parents and guarantors can view and pay bills or have notice sent once the student pays. There are more important things than trying to collect utility bills, like staying friends with your roommates!



TNT Builds Great Relationships with Property Owners, Tenants and Vendors

Making a good first impression counts!

Building good relationships doesn't depend wholly on a sunny personality. In addition to being more efficient, today's software tools deliver benefits that directly impact how you get along with the people you interact with each day. Here are some ways TNT does this:

Maintenance is at the top of the list of critical roles for property managers, and handling it in a timely manner with good communication all around can put a smile on everyone's face.

The **MELD app** is used for TNT's maintenance tasks and are perfectly coordinated with owners, tenants and vendors on the same page all the way through to completion. **Invites are sent by email for all TNT online resources to simplify the process for you.**

Be sure to let us know if you have a change in your email or phone numbers during your lease.

Periodic property inspections are done right there at the property on a mobile device, attaching digital photos to the items on the list so everything is tightly documented for those move-in and move-out inspections. The reports are immediately available to owners—no more waiting for needed repairs.

When owners, tenants, and service people are happy, it's a whole lot easier for the Property Manager to be happy!

Maintenance and inspections are just two of the many areas where software improves communication, and better communication improves *relationships*. TNT needs to be able to listen and communicate, as well as be proactive and involved, current and knowledgeable. Buildium is a program that is a big help in keeping everyone in the loop without a lot of time and effort. The use of the tenant and owner portal, Buildium takes care of maintenance issues,

financial information, reports and all of the things we need to stay on top of being right there, accessible 24 hours a day. Tenants enjoy 24-hour access to information about maintenance and other issues as well – particularly when it's coupled with the ability to make payments and service requests online. TNT runs like a well-oiled machine using the latest software to build great relationships with all involved!

set the stage >>>

New Office Location for TNT Properties Real Estate

We are proud to announce that we have just moved to a new office location. Our new office address is 1227 South College Ave., Bryan, TX 77803.



August 10, 2014 twin boys, Tucker and Tavin (TNT) were born to Kyle and his beautiful wife Sarah, they are Kyle's light and motivation to continue to grow as a husband and father. Kyle is continuously working on personal development and education, by taking advantage of organizations that involve growing his knowledge base with real estate and involvement in the community.

Kyle Dwyer is a [Licensed Independent Real Estate Broker](#) for the state of Texas, and has been specializing in helping others with their real estate needs since 2011. Once licensed, Kyle took a special interest in property management, and instantly knew that this particular field of real estate was for him. In addition to being licensed by the state of Texas as an Independent Real Estate Broker,

Kyle has earned the title of REALTOR® through being a member of the [National Association of REALTORS®](#), as well as the [Bryan-College Station \(B-CS\) Regional Association of REALTORS®](#), the [B-CS Regional Multiple Listing Service](#), and the [Texas Association of REALTORS®](#).



As a member of the [National Association of Residential Property Managers \(NARPM\)](#) and [B-CS Chamber of Commerce](#), Kyle is able to establish an ongoing relationship with the community on both a local and national level, and more importantly continuing his education to further improve himself as a Real Estate Broker.

Pet Fees, Deposits & Rent



Signing on the dotted line...

Contract language is important. Look in the contract for the fees you could be paying that can occur.

Remember, any fees due will be deducted from rent paid and you can accrue late fees for unpaid balances, so be sure to check your balance when paying your rent each month by logging into Buildium.

Expenses to expect when renting a home

- Pest Control
- Monthly AC filters
- Light bulbs
- Smoke Alarm batteries
- Utilities
- Internet/Cable
- Pet deposit

property advice >>>

Q: *Should I Change My Own AC Filter?*

A: *Yes! The best way to keep it nice and cool in the heat of the summer is to have clean AC filters. This is overlooked a lot so we recommend the following options to avoid AC repairs.*

TNT now offers monthly maintenance for AC filters, lightbulbs and smoke alarm batteries for a monthly fee of \$25 per room! If you take advantage of this great convenience be sure to add \$25 to your rent payment each month to avoid late fees!

TNT properties will notify you through the property meld app to setup a convenient time to replace the air filter along with the light bulbs and batteries as needed.

final thoughts...

Hello, it's Kyle Dwyer, your property manager! I want to welcome you for the 2018-2019 leasing period! My goal as your property manager is to make sure your rental experience is the best as I strive to improve the experience for both the tenant and the property owner. My staff and I would like to remind everyone of all the great online services we offer and the incentives for sharing your positive experiences with online reviews. I also do my best to educate property owners with a monthly video that benefits their investment and tenants. Take a look and as always, we welcome your ideas and suggestions!



Click Here 



A Tree Gets Planted
for Every Positive
Online Review

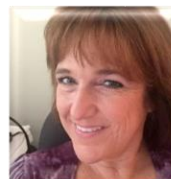
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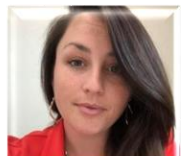
MEET THE TEAM



Kyle Dwyer
Owner/Broker



Pam Dwyer
Marketing Director



POWERFUL REAL ESTATE



Contact us at **979-353-2567**

www.tnt-properties.com