



Meet TnT of TNT Properties Real Estate! Tucker and Tavin hope you enjoy this month's newsletter and have a safe September! Stay tuned for our October newsletter and suggestions are welcome!



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Hello from Kyle!
We are cooking up some great tips, so I wanted to remind everyone that rent is due on the first of every month and you have until the third to avoid late fees.

I hope you are enjoying your home and feel free to reach out with any issues or concerns!



HELPFUL RENTING TIPS

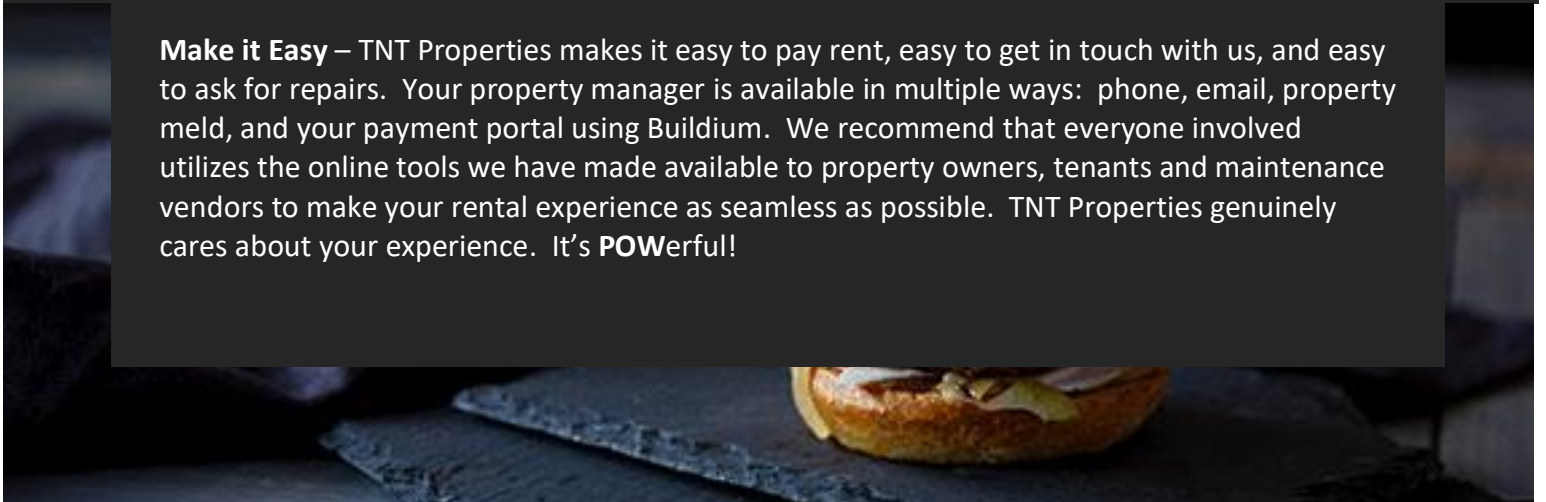
TNT Properties Real Estate strives to help everyone involved have the best rental experience possible and here are some things to remember for the property owner, tenants and property manager.

Communication – It's important to TNT Properties that tenants know they can contact us with issues, no matter how small or large, and be heard. Regular communication, updating tenants, owners and maintenance vendors on what's happening in and around the property is important. That's why we invest in **"Property Meld"**. This app allows the tenant to request maintenance issues which immediately notifies TNT Properties, so we can assign the appropriate vendor to address your issue as quickly as possible right from our phones 24/7. The property owner is notified as well and will be able to see all correspondence to respond as quickly as possible.

Be Responsive - TNT Properties responds to emergency repairs 24/7 which keeps our tenants happy and spares the property owners more expense if neglected. It's very important tenants report all issues big or small. Remember, the tenant is paying to use this property, there is always a property owner that is relying on us to protect their investment.

Maintenance – Regular maintenance is crucial to the appearance and longevity of the property. TNT Properties strives to go above and beyond requirements to maintain/improve the value of the property, keeping the tenant happy in the process. WIN! WIN!

Make it Easy – TNT Properties makes it easy to pay rent, easy to get in touch with us, and easy to ask for repairs. Your property manager is available in multiple ways: phone, email, property meld, and your payment portal using Buildium. We recommend that everyone involved utilizes the online tools we have made available to property owners, tenants and maintenance vendors to make your rental experience as seamless as possible. TNT Properties genuinely cares about your experience. It's **POWERful!**





PAYING RENT ON TIME

TNT Properties Real Estate management services are here to protect both our property owners and our tenants. Here are 5 reasons to pay rent on time:

1. Establish a good payment and credit history. Payment status is reported regularly to the credit bureau and impacts future leasing.
2. Maintain goodwill with the landlord because paying rent on time is the right thing to do and you should comply with your rental agreement.
3. Avoid those late fees, accrued interest, and legal costs. When rent is paid late, a late fee is added in accordance with the rental agreement. Interest charges will accrue on past debts.
4. Avoid eviction-it's true! A single month of delinquency can result in an eviction. Not only will the tenant lose the roof over their heads, but their deposit as well.
5. Avoid a legal judgement. Nothing makes finding a new place or starting utility services more difficult than having a judgment or eviction on your public record and credit history. Avoid going down this path by communicating early and often with your property manager and paying your rent on-time, every time. Everybody wins!



**Paying rent on-time
is easy when you
access the tenant
portal on our website:
[TNT-Properties.com](https://www.tnt-properties.com)**





COLLEGE TIPS

TNT Properties Real Estate understands how difficult being a freshman can be. The transition from your family to college life can be overwhelming. Follow the link below, it's by far the best advice we have seen yet and we hope it can help your freshman year be less "stressed".

Go to: <https://collegeinfo geek.com/42-things-i-learned-freshman-year/>

Game Day Schedule

NW State vs Texas A&M	August 30, Thursday 7:30 PM
2 Clemson vs Texas A&M	September 8, Saturday 6:00 PM
LA-Monroe vs Texas A&M	September 15, Saturday 6:30 PM
Texas A&M vs 1 Alabama	September 22, TBD
Texas A&M vs Arkansas	September 29, TBD
Kentucky vs Texas A&M	October 6, TBD

"IF AT FIRST YOU DON'T SUCCEED, TRY DOING IT THE WAY YOUR PROPERTY MANAGER TOLD YOU TO DO IT IN THE FIRST PLACE!"

TNT Properties Real Estate

1227 South College Ave. Bryan, Texas 77803

(979) 353-2567