

Frequently Asked Questions by Tenants

1. Do I have to sign a lease to rent property?

A written 1 year lease is required on all of our managed properties. Based on the tenants situation and the approval of the property owner the lease period maybe modified. Should the tenant wish to extend the lease we will required notification sixty days prior to the end of the lease. We also require a thirty day written notice prior to move out.

2. Are there any fees I have to pay to rent a property?

Each adult who will occupy the property must complete a rental application. The fee is \$25 per adult.

3. What information do I need in order to complete the screening process??

Once we receive the completed and signed Application we perform a background search on every adult who will reside in the property. We are determining the likelihood of your rent being paid on time, whether you will take proper care of the property and if you will meet your lease obligations. The three factors we utilize are your credit report, landlord/mortgage history, and your employment and income verifications. While your credit does not have to be spotless, it is important that you do not show a pattern of paying your bills late or not at all. However many of our property owners will consider renting to tenants with bad credit, no credit, or who are self employed depending on their circumstances. Plus many of our property owners have flexible terms to suit your situation.

4. When is rent due?

Rent is due on the 1st of each month with a 3-day grace period given. A late fee of \$50.00 accompanies payment after the grace period.

5. How do I pay rent?

Payment may be mailed or drop off at our office. Payments are to be addressed to: Fresno Management Company, 7600 N Ingram Ave Suite 101A, Fresno, CA 93711.

6. Do I have to pay for any repairs?

If damage to the property is done to your neglect and requires repair, you will be responsible for the cost of the repair or maintenance. If an appointment is agreed upon between the tenant and the service company but when the repairman arrives and you are not there you will be required to pay for any trip charge incurred.

7. What happens if something breaks?

This will be covered in your Lease Agreement. If in doubt, please make sure you and your family are safe, then contact your property's manager for specifics.

8. Can I sublease the property?

Our Lease Agreement clearly states that the resident shall not sublet any portion of the property or assign the Lease Agreement without written consent from the Fresno Management Company or the Property Owner.

9. If I need to move can I break the lease?

Unfortunately no since we have a responsibility to our property owners as to minimize their loss and avoid lengthy vacancies. However if you notify us far in advance in writing of your need to move we will work with you in anyway we can. You will be responsible for paying the rent through the end of your lease or until the home is rented (whichever occurs first), plus you will be held responsible for paying any advertising and leasing costs incurred by the property owner to re-rent the property.

10. Can I be forced to move before my lease ends?

You can only be forced to move if you break you lease by not paying your rent, damaging the property (3-day Nuisance).

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11. Can I have cable and internet service?

Generally yes. However, you must first submit a written permission form to FMC and sign an agreement prior to installing the dish. You also must take responsibility for removing the dish and repairing any damage. Satellite dishes may not be installed on the roof. Call your FMC Management for details.

12. Can I install extra telephone lines?

You can install extra telephone lines if you pay the expense and disconnect them when you leave. However, you must notify FMC and obtain written permission to install the lines.

13. How about smokers?

Smoking is not permitted in common areas at all times. Excessive smoking may result in smoke damage or odor in premises and it is the Tenant’s responsibility to eliminate the smoke damage or odor.

14. Can I make alterations to the property?

Any changes, painting you would like to do to the property must be submitted to Fresno Management Company in writing and requires the permission of the property Owner. No alterations are to be made prior to receiving written permission.

15. I did not have a pet when I moved in; can I have a pet now?

Notify your FMC management team of your request for a pet. Do not move a pet into the property without permission. Fresno Management Company will contact the owner and submit your request. If the owner does allow a pet, an increased security deposit will be required and a Pet Agreement signed. If the owner says no, abide by the decision and your Lease Agreement.

16. Why do the owners want to see the property?

The owners are showing responsibility toward the maintenance of the property, the condition, and their investment. It is also their right to see the property, but they respect that it is your residence. It is also nothing to fear. This is why FMC contacted you first to set a date and time.

17. What if I decide to move before my lease is up?

You are still responsible for the rent until the end of the rental term or until the unit is re-rented. We will work with you to assist in getting the unit re-rented as soon as possible.

18. How much is the security deposit?

The security deposit varies property to property depending on the owners requirements. Generally, rent plus \$50.00. Security deposit can NOT be used for the last months rent.

19. When do I get my security deposit refund?

Upon receiving the thirty-day advance notice in writing of the move out we will contact you to schedule a final walk-through. The property should be empty, clean, vacuumed and prepared for an immediate move in of another tenant. During this inspection notations will be made of any rent due, cleaning needed or damages to the property beyond what is considered to be industry standard wear and tear. If necessary deductions will be made and a refund check along with an itemized record showing any deductions will be mailed within 21days

20. How can I be sure I will get my security deposit back?

The property is to be returned to the owner in the same condition as when you rented, ordinary wear and tear excepted. Holes in the walls and carpet are NOT considered ordinary wear and tear.

21. When should I contact your company if I know I will be needing a rental unit in a few months?

Tenants who are moving out are required to give 30 days notice, depending upon the property. It is recommended that you check with the property managers 30 to 60 days prior to your move in date.

_____ Date

_____ Initial

_____ Date

_____ Initial

