

FAST FACTS:

We are in the last quarter of the year for our incentive program for early bird rental payments! This one runs Oct-Dec, awarding prizes mid-December (just in time for the holidays)!



Did you know that Cohesion Properties offers a \$25 "finders fee" for referrals to new tenants at vacant properties? If you know of someone looking to rent and connect them with us, and we sign a lease with them...you'll earn a \$25 cash bonus.



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October NEWS



A note from Cohesion Properties

New policies from the bosses...



- Every new lease signed (as of September 2015) will be assessed a \$200 cleaning fee in addition to the damage deposit. If you're renewing with the same tenants, this won't apply to you. If you change roommates, or are a new tenant- this fee is to cover carpet cleaning, etc upon moving out. This reduces dickering over damage deposits, and allows us to retain the damage deposits for just that- damages.
- Bi-annual maintenance checks are official! Twice per year we will be performing basic maintenance checks on your property (of course, with

AMPLE notice- by lease requirements, at least 24 hours. But we're aiming for at least a week's notice). We'll be monitoring basic things like furnace filter changes, carbon monoxide/fire detector tests, searches for any water damage or slow leaks, yard maintenance issues, etc. Our goal is to keep each and every property in tip-top shape for your comfort and safety, and to catch any issues out of your control that could result in bigger problems down the line. We'll contact you prior to the scheduled check and work out a time that is best for you.

- Move-out checklists will be provided once we receive your written notice of intent to vacate/not renew your lease with us. We will meet with tenants to discuss damages needing to be assessed at least one week before the final move-out date. WE WILL NO LONGER WALK THROUGH PROPERTIES DURING MOVE-OUTS WITH THE TENANTS. This procedure is designed to serve both of our interests best- you want to focus on moving, we want to focus on a clean, turnkey property, and we both want you to get as much of your deposit back as possible!

Cohesion Properties welcomed a healthy baby boy on August 5th, 2015!



Our precious goofball
pictured here at 2 weeks
old

**Proud Momma Heather talking-
Life is good and we greatly
appreciate your check-ins and
well wishes! Orson is a very happy
and HUGE baby (great eater)! Even
though my maternity leave is
over, Orson is still getting tons of
hugs and kisses. No one can resist
that face- or his chubby rolls!**