



11844 Bandera Rd # 132, Helotes, TX 78023 T: 210-442-9178 F: 676-779-1168 E: apply@t2mre.com W: t2mre.com

# Resident Benefit Package

## \$45 PER MONTH

\*Mandatory with All lease agreements, under T2M Real Estate. This is not included in the rental price.\*

### **Home Buying Assistance Program. (Up to \$1850 Value)**

**Benefit:** Resident has availability to an experienced Real Estate agent that can assist in the purchase of a home with a rebate to assist with the purchase of your new home between **\$950** to **\$1850** at closing/funding.

### **HVAC Preventative Maintenance Program (\$240 value)**

**Benefit:** T2M Real Estate has teamed up with Second Nature to deliver new filters for your AC system every month. We will have the size of the filters and they will come to your doorstep.

### **Portal Activation Fee (\$100 Value)**

**Benefit:** Upon leasing a property from T2M Real Estate there is a \$100 fee for activating your portal. This fee is waived as part of the Residents Benefit Package.

### **One Time Reduced Late Payment Charge (\$50 Value)**

**Benefit:** T2M Real Estate will grant a one-time reduction of your late charge by \$50 if paid the same day that the late fee is applied to your account. This can only be used once every 12 months.



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## Resident Benefit Package

### **One Time Returned Payment Fee Forgiveness (\$50 Value)**

**Benefit:** T2M Real Estate will grant a one-time waiver up to \$50 on a fee that you have been charged for a returned payment.

### **Convenient Electronic Lockbox Move-in/Move-out (\$120 Value)**

**Benefit:** Streamlined move-in and move-out process to provide the most efficient and convenient process possible to you.

### **First Pet Rent Fee Waived (\$300 Value)**

**Benefit:** Your first pet rent fee is covered under your resident benefit package.

### **Mobile Application to Document Move-in Condition (\$20 Value)**

**Benefit:** Free access to user-friendly mobile application for resident to complete a detailed move-in condition report with pictures.

### **Rental History Verification (\$20 Value)**

**Benefit:** Free rental verification provided to third parties upon receipt of notice of intent to vacate from resident.



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## Resident Benefit Package

### **24/7 Maintenance Hotline with Live Phone Support**

**Benefit:** Residents can reach a live person after hours for emergency maintenance concerns.

### **Online Maintenance Requests and Tracking (Mobile App)**

**Benefit:** Peace of mind knowing your requests are easily submitted from mobile device with pictures, and tracked to completion.

### **No Additional Charges for All Rental Payment paid by E-check**

**Benefit:** Residents simply pay their rent plus the \$45.00 per month for an all-inclusive payment.

### **Resident Portal for Payment Options, and Electronic Statements**

**Benefit:** Free access to our Resident Portal to pay online, and access to electronic statements/lease ledger.

### **Concierge Utility Setup/Transfer**

**Benefit:** We help setup utilities for your new residence so everything is ready when you arrive. Concierge service can evaluate and compare current rates. Support team ready to assist. It is still your responsibility to ensure service is setup as desired by concierge service.