

RENT PAYMENTS

1. Rent is due on the 1st of the month.
2. You have through the twelfth (12th) of the month to pay your rent without a late fee.
3. On the 12th day of the month, a late charge of \$25.00 will be added to the account as part of the current bill. (Reference Item 2.C. of your lease)
4. A late letter will be sent on the 13th that gives you 30 days to either pay the current charges, vacate the unit, or apply for Emergency Rental Assistance at <https://thda.org/help-for-renters-section-8/covidrentrelief>.
5. After the 30-day, period a detainer warrant for non-payment of rent will be issued and a court date set to seek judgement on the matter. Court costs will be added to your account. (Min. of an add. \$170.50). You may contact our office with any questions. 762-7532

The eviction moratorium is not in place for our area for those who have not paid rent

RECERTIFICATIONS

Please bring your forms with you to your scheduled appointment. This is working well for everybody. Please call Velta at (931) 762-7532 if you have any questions before your appointment date.

Due to the high rate of Covid-19 cases in the area, the LHA maintenance will only be responding to emergency work orders at this time. We will continue with the outside work as usual. Please stay safe!

Office Staff

Vicki Engelhardt – Executive Director
Scott Durham – Business Operations Manager
Alex Gillespie – Business/HR Manager
Velta Flippo – Occupancy Specialist
Jerri Anne Daniels- Occupancy Specialist
Jimmy Stephens – Property Manager
Maintenance Staff
Matt Olive – Maintenance Supervisor
George Bentley – Maint. Mechanic
Josh Hill – Maint. Mechanic/Clerk of Works
Adam Burdine – Asst. Maintenance
Derek Boston– Maint. Mechanic
Stan Cross– Maint. Mechanic
Dustin Hutton – Maint. Mechanic

Phone Directory

Main Office (931) 762-7532
Emergency Work Orders (931) 762-9436
*Reasonable Accommodations Are Available
Upon Request*



Tenant Security Issues:

We have an assigned police officer to our properties. YOU may contact Officer Gerber at (931) 242-6779 for non-emergency issues.

FOR EMERGENCIES, CALL 911.

Resident *CONNECT*

November

Issue 2021-11



Important Dates to Remember

NOVEMBER 1ST - RENT DUE
NOVEMBER 12TH - RENT LATE
NOVEMBER 11TH - OFFICE CLOSED FOR VETERANS DAY
NOVEMBER 25TH & 26TH - OFFICE CLOSED FOR THANKSGIVING HOLIDAY

****Important Tenant Notice****

UTILITY CHECKS

Effective November 1st, all utility checks will be required to be picked up from LHA office. Utility checks will no longer be mailed out to tenants. Checks can be picked up on the 10th day of every month. If the 10th falls on the weekend, you can pick up on the first weekday after the 10th.



Reminder to have your Angel Tree Forms filled out and turned in by

NOVEMBER 5TH at 4 P.M.

Pest Control

THIS IS YOUR 48 HOUR NOTICE

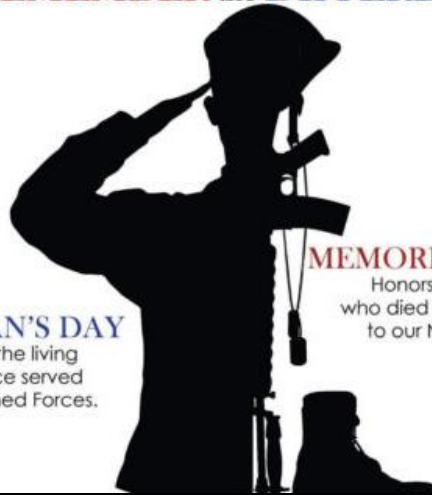
- Nov. 2 - Maple & Hoover
- Nov. 9 - Smith, Clayton (except 224), & Torges
- Nov. 16 - Ernest, Mildred, Belmont, & 224 Clayton
- Nov. 23 - Buffalo, Deller, Fisher Alley, & Berger

Please leave screen doors unlocked and have pets contained. The Pest Control Contractor will still be treating the units this month.



REMEMBER the DIFFERENCE

VETERAN'S DAY
Honors the living who once served in the Armed Forces.



MEMORIAL DAY
Honors those who died in service to our Nation.

FALL YARD WORK

The maintenance staff are coming to the end of the mowing season, but will continue to work on the yards for sidewalk edging, tree/bush trimming, leaf mowing, etc. Please continue to keep the yards picked up for this work.



Thank you! LHA

★ THANK YOU ★
veterans

NOVEMBER 11TH

Happy
Thanksgiving



Important Information for Tenants as required by HUD for Non-Payment Evictions

Dear Resident:

The U.S. Department of Treasury's ("Treasury") Emergency Rental Assistance (ERA) program makes funding available to assist households that are unable to pay rent or utilities. The funds were provided directly to states, U.S. territories, local governments, and (in the case of the first program, ERA1) to Indian tribes or Tribally Designated Housing Entities, as applicable, and the Department of Hawaiian Home Lands. Grantees use the funds to assist eligible households through existing or newly created rental assistance programs.

In guidance and FAQs, Treasury advised that participants in HUD-assisted rental programs (including the Housing Choice Voucher (HCV), Public Housing, or Project-Based Rental Assistance programs) are eligible for the ERA program and may receive assistance for the tenant-owned portion of rent or utilities that is not subsidized. In FAQs for PHAs and HCV landlords, PIH clarified that this assistance can include rent arrearages and utilities owed over the utility allowance. The FAQs include additional guidance on interim reexaminations, income calculations, and additional considerations for private landlords participating in the HCV program.

To learn more about how to apply for ERA go to:

<https://thda.org/help-for-renters-section-8/covidrentrelief>

Leases may not be terminated due to nonpayment of rent until at least 30 days have passed after a tenant receives this notice.