

Q & A FOR TENANTS

Q - If I can't pay my May rent what will happen?

A. It will still be due by midnight on May 3rd, if you living in a property that does not have a federally backed mortgage you will still receive a demand notice. Stay in close contact with your property manager, we are handling things on a case by case basis.

Q – Are rents being discounted for tenants?

A. 99% of our owners have mortgages and are in the same situation you are though with a mortgage company. Even if the mortgage company allows the payment to be deferred it is added to the end of the mortgage.

Q – What if I have to move out if I can't afford to stay?

A. We will release you from your lease with 30 day notice, monthly lease payments stop when a new tenant is obtained and we handle your deposit as described in your lease.

Q – If rent is not paid and we can't arrange an agreement to get it paid when will it be filed in court?

A. We have not been given a date that courts will open for normal business, our goal is to avoid filing whenever possible though if this can't be avoided it most likely will happen when courts return to regular business. Please stay in close contact with your property manager, there are many ways to avoid a judgement on your future credit.

Q – I've left voice messages and text messages for my property manager and haven't heard back, what should I do?

A. During these times it is important we use written communication only, please use only e-mail. Send a detailed e-mail to your property manager. If you do not receive an answer within 24 hours please forward a copy to kathy@alphadimensionproperties.com for assistance.

Q – I thought they announced no evictions will be taking place on the news.

A. When this was announced on the news they did not do a good job of explaining what this meant. This announcement pertained to evictions/writs already granted by a court and some county sheriff offices decided they will not be processed to remove people from their homes at this time. We had no tenants in this situation. We know this can be confusing so if you want further clarification please contact your property manager.

As of March 26th, the CARE Package that was passed and states there will be a moratorium (a temporary prohibition of an activity) on late fees, evictions and notices to vacate for 120 days if the owner of the home has a federally-backed mortgage. We can't stress enough how important it is to stay in close contact with your property manager through e-mail.

Q – It sounds like I could still be evicted if I can't pay anything in April or May, is this true?

A. You absolutely will not be evicted in April. It is our goal to never evict anyone, we go to great lengths to never let this happen and even arbitrate with a tenant prior to any court hearing as long as they show up. We are estimating some time in mid to late May the courts will open back up and tenants that have not stayed in close contact or have a large balance due will have their case filed with the courts. This process takes 2 to 3 weeks before we attend a hearing and arbitrate, (discuss your case with a third party), there is little chance you could become homeless before June. Again, we can't stress enough that you stay in close contact with your property manager through e-mail our goal is to not let this happen.