

DEALING WITH RENT ARREARS	
Day 4 – 3 Days in arrears	<p>Contact tenant via phone and or text talk about why and find a solution on payment</p> <p>Contact owners and let them know also</p>
Day 5 – 4 Days in arrears	<p>Contact tenant via phone and or text</p> <p>Contact owners and let them know also</p>
Day 6 – 5 Days in arrears	<p>Contact tenant via phone and or text</p> <p>Contact owners and let them know also</p>
Day 7 – 6 Days in arrears	<p>Contact tenant via phone and or text</p> <p>Contact owners and let them know also</p>
Day 8 – 7 Days in arrears	<p>A breach is issued and hand delivered with photo evidence and send via text and call also</p> <p>Contact owners and let them know also</p>
Day 18 – 17 Days in arrears	<p>Notice to leave issued to the tenant (7 Days from that date) – hand delivered with photo evidence and send via text and call also</p> <p>Contact owners and let them know also</p>

We can't legally advise tenants to be in advance - but we do explain the below!

Tenants pay 4 weeks rent that is used as bond on the property

Tenants also pay 2 weeks in advance

The advance is payment for the first week that they are in the property and then on the vacate week they don't pay or we ensure they are paid up to the vacate date