6/18

1.  How much is your late rent fee?  Is it a flat fee or does it increase with each late day?

$10.00 flat fee (5 responded)

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$15.00 flat fee (6 responded)

\*\*\*

$20.00  flat fee (6 responded)

\*\*\*

$25.00 flat fee (12 responded)

\*\*\*

Average of 23-25 dollars per month

\*\*\*

$20 on 10th

\*\*\*

$50 on 10th

\*\*\*

Our late fee is $5.00 if paid after 5th of the month and if paid after the 10th an additional $15.00. For a total of a flat fee of $20.00 per month when paid after 10th of month.

\*\*\*

Since we manage a Section 8 New property, we changed the late fee to be the same for this program and our public housing program.  The late fee is $5.00 on the 6th and $1.00 per day thereafter.  We used to have a flat late fee of $25 on the 10th for public housing and preferred this but we wanted to be consistent and SHCC would not allow us to have a flat fee.

\*\*\*

$5.00 flat fee

\*\*\*

Late fee - $10 for month. After three times, rental agreement is reevaluated.

\*\*\*

Late rent is Assessed on 6th is 5$ on the 10th 10$ then $5 per day beginning  on 11th till paid.

\*\*\*

$20 after the 14th of month

\*\*\*

$25 Is it a flat fee. If the past due amount is not paid within 14 days a lease termination notice is issued.

\*\*\*

Our property had the same low flat fee ($10.00) forever.  The Board recently agreed to a progressive late fee rate due to excessive late payments always by the same individuals.  Late Fees start after the 5th so if paid between the 6th-15th a charge of $30.00, after the 15th a charge of $30.00 plus $5.00 per day will be due.  Remarkably it has fixed the problem.

\*\*\*

$20 after 10th + $1.00 thereafter until paid

\*\*\*

$15.00 after the 7th for public housing flat fee.  FmHa NC Sec 8, $5.00 after the 5th increases $1.00 a day up to $30.00.

\*\*\*

Late fee is $10 if paid after 5th day. However, we strongly enforce the no more than 3 times in 12 months rule and will evict if they are late more often than that. Have never had to evict for habitual lateness.

\*\*\*

$10 after the 5th and another $10 after the 10th.

\*\*\*

Our monthly fee for late rent is $25.00, however, we are having a difficult time collecting rent from some of our Residents.  At times they pay the rent, but not the late fee.

\*\*\*

$10.00 for payments 30 days delinquent.

\*\*\*

$15.00 large after the 5th working day of each month. Flat charge.

\*\*\*

10.00 after the tenth of each month

\*\*\*

$50 total…  First fee on the 9th of the month of $15, then $5 per day after that until paid; but it stops once the total hits $50.

\*\*\*

After the 6th is a $10.00 late fee and then after the 15th is an additional $15.00 late fee.   Total for the month is $25.00.

\*\*\*

Flat fee of $50.00 after 10th of month

\*\*\*

$5 if not paid by close of business on the 5th $20 on if not pa by close of business on the 15th and $50 if not paid by close of business on the business day of the month for a possible total charge of $75.00.

\*\*\*

$5 after 6th      $10 after 11th

\*\*\*

If not paid by 5th there is a $5.00 fee, If not paid by 10th there is an additional $15.00 fee.

\*\*\*

$25 on the 11th and $1 each day after

\*\*\*

Public Housing:  $25.  Rural Development (Multi-Family):  We charge straight $10 which is the max for all apartments per their lease. It supposed to graduate from $5 and $1 per day.  Hassle and a headache for receipt and accounting.

\*\*\*

$30.00 flat fee after the 5th

\*\*\*

Flat fee of $50.00

\*\*\*

Our late fee is $5.00 on the 6th and a $1.00 a day not to exceed a total of $10.00.

\*\*\*

$20 the first day plus $2 every additional day.

\*\*\*

$10 after 5th then $5 per day

\*\*\*

$5 on the 6th and an additional $5 after the 10th.

\*\*\*

$10.00 after  the 6th day. $1every day thereafter not to exceed $25.00 total. File eviction on the 21st.

\*\*\*

1st day 20..00 Every day after that 5.00 per day.

\*\*\*

$10 after the 10th-no daily-looking at changing it in the new leases/acop

\*\*\*

$25 on the 6th and $5 each day after.

\*\*\*

Late fee is 25.00 after the second late fee it is 50.00.

\*\*\*

$5 After the 5th and $15 after the 10th; flat

\*\*\*

$25.00 late fee added after the 5th of each month.

\*\*\*

Late fee starts on the 6th day of the month - $20.00 Every day thereafter - $2.00

\*\*\*

|  |  |
| --- | --- |
| 1st | Rent/Charges Due |
| 5th | Last Day of Grace Period |
| 6th | Late charge of $5.00 applied + $1.00 for each following day  |
| 11th | Late notice mailed. |
| 24th | “Termination of Lease” notice mailed or delivered.   |

\*\*\*

$5 after the 10th, $20 more after the 15th

\*\*\*

$5 on the 5th; $10 on the 15th

\*\*\*

We charge an initial fee of $15 on the 6th of the month (if rent is not paid by the 5th), plus $3 per day.

\*\*\*

$10.00 after the 10th of the month.

\*\*\*

2.  Are you doing virtual inspections using smart phones or tablets?

We always use a camera to take photos

\*\*\*

No,  we only use smart phones and tablets for camera use.

\*\*\*

We do not use tablets but take photos on smart phone

\*\*\*

We record deficiencies with our smart phone and take pictures. Once back in the office, we use Inspect It Software to complete the inspection report on the tablet. We email pictures from the smart phone to the work email and print them for the file. From this documentation, we issue Work Orders.

\*\*\*

Only for Section 8 - HCV Program

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We do use a tablet for the inspections but not virtual inspections.

**\*\*\***

We do take pictures on the tablet at move-in and move-out, but still fill out a paper inspection sheet and have it signed by tenant.

\*\*\*

We use a IPad and Lindsey software

\*\*\*

No virtual inspections, although we take pictures of violations/defects.

\*\*\*

We use tablets with our PHA WEB software

\*\*\*

tablet

\*\*\*

Yes we use a tablet

\*\*\*

Yes, we are using the Inspection Module provided by Lindsey Software to do all move-in, move-out, and annual inspections on an IPAD.

\*\*\*

We are making notes on an iPad and taking pictures.  Our form is still paper we fill out for the file.

\*\*\*

Yes -Tablets

\*\*\*

When doing inspections we take our ipad to take pics.

\*\*\*

No, we take pictures when damages occur

\*\*\*

We use an Ipad and our PHA-Web software to perform inspections.

\*\*\*

 No virtual, but we do take pictures of problems with smartphones.

\*\*\*

HQS only. HAPPY Software on tablet

3.  Do you have a separate bank account for security deposits?

No (53)

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Yes (15)

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yes for S8NC

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Our Rural Development property requires a separate account for security deposits to make sure money is available in the event of failure. However, we just fund it fully and use operating accounts for transactions.

\*\*\*

For Rural Development (Multi-Family) requires it.  Public Housing is in the general account.  Financial records keep it separate.