

# **YOUR RENT HAS NOT BEEN RECEIVED**

**THIS IS A COURTESY NOTICE.** In your lease under “Waiver of Notice” no formal notification is required prior to eviction proceedings.

Your rent is due and payable on the first of the month. A grace period is given until the 5<sup>th</sup> of the month for actual receipt of your payment. This grace period is to allow for mail delays due to weekends and holidays.

**EVICTIONS** are filed on the 10<sup>th</sup> of the month and will proceed per the lease.

In Jefferson Parish evictions are completed by the constable under the direction of the 5<sup>th</sup> Justice of the Peace Court. If your account is not settled, you are promptly evicted within 1 week of filing with the court.

Cashier’s checks & Money Orders are the only acceptable forms of late payment. Be sure to add late fees & court costs, if necessary, as outlined in your lease.

If you are having a temporary problem (with agreed approval only) you may pay at least one half the rent when due and the balance by the 15<sup>th</sup> of the month.

You must communicate your intentions to avoid court action and those expenses.

**Notice:** The court now charges \$120 plus the other fees. The constable now charges an additional \$40. This is added to the late fee.

Unfortunately, the bills on the property must be paid. If you cannot afford the rent please promptly do the right thing - communicate, move out and return the keys. Remaining without paying the rent not only will result in eviction but the balance owed including all fees will be turned over to collections. This will show up in your credit report and your future wage earnings could be garnished by court action in order to satisfy the debt. Not doing the right thing only makes things worse.

We truly wish the best for everyone. This is simply business and rentals are our job. Just like you would not work for someone if you did not get paid, neither can we.