



## LATE POLICY

Please note that The Grandin Agency applies the following policy to all leases.

- 1) Rent is due as of the 1<sup>st</sup> and considered late as of 12:01am on the 6<sup>th</sup>.
- 2) We do not waive late fees.
- 3) If your default is not cured by the 12<sup>th</sup>, we will refer your account to our attorney for eviction. After the 12<sup>th</sup>, they will be your point of contact for payments. Once it is turned over to them, you will be responsible for the payment of legal fees. These fees can range from \$200-400 depending on the exact nature of your case. The eviction cannot be stopped if these fees are not paid.
- 4) It is the policy of this office to secure judgments for unpaid rents, seek garnishments to recoup our losses, and report defaults to future housing providers.
- 5) If you are unable to pay your rent by the 5<sup>th</sup>, it is imperative you call to make arrangements. We will CONSIDER one payment arrangement every six months. In order for your payment arrangement to be approved it must be in writing, signed by you, and agreed to by a Grandin representative.
- 6) Your lease serves as the governing document for all lease matters. Due dates, payments, terms, etc. Any verbal agreements you may have had in the past are not applicable unless there is written documentation and mutual agreement.

Your cooperation with this policy is appreciated. It is important to note that the owners of our properties also have bills and obligations that they need to support. A timely payment reduces stress on all parties involved and protects your credit rating.

The Grandin Agency is a Virginia licensed firm/agent and follow the Virginia Landlord Tenant Act.