

ECHO PROPERTIES POLICIES 2025

Echo Properties leases to all individuals that pass background and credit checks. Successful applicants will have sufficient verifiable income to pay the rent and other living expenses. Echo Properties does not discriminate on the basis of race, gender, religion, or sexual orientation. Echo Properties reserves the right to refuse to accept an applicant that has a criminal conviction, eviction, or insufficient verifiable income to meet rent payments. Applicants under the age of 21, or with insufficient income must have a Parent Guarantor.

Pets are permitted on our properties with a signed Pet Agreement. Fees apply. (see the fee schedule) Pets on the Property that are not listed on the current Pet Agreement are a violation. Stiff penalties apply. Please see your lease. If you would like to add a pet that is not on the Pet Agreement, please contact Lisa for approval and amendments to the Pet Agreement. LIMIT TWO ANIMALS PER PROPERTY, LIMIT ONE CAT PER PROPERTY. This limit may be less pets than are included in current city ordinances. We do not allow bully breeds including but not limited to Pit Bull and Pit Bull Mix, Chow, Staffordshire Terrier, Rottweiler, or mixes thereof. The determination whether a dog is of a type not allowed or not safe on our properties is ours alone.

Property maintenance is an important part of keeping each property safe and comfortable for our tenants. If there is an item that needs attention, please email Lisa at lisahildinger@gmail.com. If the issue is urgent, such as a broken water pipe, or the heat isn't working on a cold day, please text or leave a voicemail for Lisa immediately at 817-675-4294. Please specify Property address and specific issue. Once notified of a maintenance issue, we will respond as soon as possible, based on the urgency of the issue. Tenant is responsible for keeping the property clean, changing air filters, batteries in smoke detectors and light bulbs. DO NOT disable smoke detectors. Do not use nails or anchors in the walls, only small hangers for pictures that will not create a hole requiring touch up.

If you wish to hang a heavy object that requires anchors, please contact Lisa with details to see if approval may be granted. TV mounts may be approved, but must be installed by Jack to ensure proper installation to keep your TV safe. There is no charge for installation, however, when you move out, the TV mount (and the hardware to attach TV to the mount) must remain with the property.

Use only toilet paper in the toilets, **not flushable wipes** or paper towels. This is not just a landlord rule, this is also a City of Denton rule. Do not flush any feminine products.

Many of our tenants are renting homes for the first time. There are many new experiences to embrace, such as maintaining a yard for the first time. It is the tenant's responsibility to keep the lawn mowed, weeded, shrubs trimmed, and remove any leaves or debris. Some tenants choose to do this for themselves, but others may find it easier to employ a service. We are happy to give you some recommendations of local services if requested. If the lawn is not mowed after a warning is issued, then we will have it mowed and charge the tenant a mowing fee. Fees are based on the size of the yard, so are not included in the attached fee schedule. The lawn must also be watered. Please refer to your lease for details.

The Property is not to be used as a place of business. Using the property as a daycare center, or an AirBNB, concert venue, or other such use is strictly prohibited. Sub-leasing is not allowed.

If you wish to add an occupant to the lease after the lease is executed, fees apply. The new tenant must complete the application process and be approved. Please see the fee schedule. A maximum of two tenants per bedroom are allowed; however, we will limit the total number of tenants per home, regardless of number of bedrooms. We encourage our tenants to have their own ***Roommate Agreement*** to manage their expectations of each other.

Tenants must maintain Renters Insurance with Jack and Lisa Hildinger as “additional named insured”. Renters Insurance is inexpensive, just a few dollars per month. This insurance protects your possessions in case of a loss, such as tornado or fire. The landlord insurance only insures the house, not your possessions. Renters insurance also protects pet owners from liability if that pet injures someone. You must send a copy of your Renters Insurance policy to Lisa before move in.

Please refer to your lease anytime you have a question. You may also email or call the office if you have a specific question.