

Welcome to Echo Properties!

Before move-in, call all utility companies and set up service to begin on August 1. Do this today to avoid any service interruption.

City of Denton (940) 349-8700 (electric, water, trash)

Atmos Energy (800) 460-3030 (natural gas)

Internet service providers: Frontier, Spectrum, Tmobile 5G (recommended if available for your address)

If you have any questions during move in, call Lisa 817-675-4294

The Property Condition Form must be returned to Lisa within 3 days of move in. This form is emailed to you and is also available in the Documents section of our website: www.echoproperties.net.

You can scan the completed form on your phone and email it to: lisahildinger@gmail.com

Do not put nails or staples in the walls. If you wish to hang a heavy item that requires anchors, please contact Lisa to discuss. Usually, Jack will come out, assess your request and if approval is granted (it usually is), Jack will assist in the process of hanging the heavy item.

Do not paint the walls or make any changes to the property without prior written consent from Landlord.

“Flushable” wipes are NOT flushable! Only flush toilet paper. Stoppages caused by foreign bodies or wipes are expensed to the resident.

Lawn care starts at the beginning of your lease and includes mowing, trimming shrubs, and raking leaves. Watering during the dry season is also required. Please water trees deeply during the summer! If a tree dies from lack of watering, you will be charged for the tree removal. Pro tip: get a timer to attach between the outdoor water faucet and hose. Then it will turn off after the watering time that you set. Then all you have to do is move it around to the appropriate areas to water.

Concierge lawn service for mowing is scheduled for your property. Leaf removal is available for an additional fee if you choose to not do it yourself. Please see Lisa for information. Watering is the responsibility of the Tenant!

Helpful Tips:

Change the furnace filter monthly. This is required in your lease and helps the AC and hear run more efficiently. Keeps the air clean as well. We are happy to show you how to do this.

Clean the filter in the bottom of the dishwasher monthly to keep the dishwasher performing properly. This also keeps the dishwasher sanitary. Google your model for a video on how to do this.

If the smoke alarm starts chirping, change the 9 volt battery. If you need a ladder to reach it, please contact Lisa to schedule Maintenance to help change it (at no cost to you). You must provide the battery.

You are responsible to replace burned out light bulbs with a comparable bulb. If you need a ladder to reach it, contact Lisa to schedule Maintenance to help change it (at no cost to you). You must provide the bulbs. Most properties have LED bulbs, so check the type of bulb before purchasing.

If you have a smooth top electric cooktop, use a razor blade scraper to scrape off burned food, then polish with Weiman's cooktop polish.