

Dear Tenant,

We've recently enhanced our maintenance service to you and want to share the good news!

For years one of our (and your) biggest hassles has been remembering and going to get and change your air filter. This leads to higher energy bills and poorer quality of air for you and your family to breathe. Also, no one is happy when the a/c breaks down and much of the time it can be because of something as simple as forgetting to change an air filter!

We also know that some simple maintenance can really help keep an air conditioner running efficiently to save you 5-15% off of your heating and cooling bill!

We always include in our leases a provision that you are responsible for the replacement of the a/c filters. The reality is that it can be hard to remember, a pain going to the store and you can spend excessive time finding the right size! We always check filters on our preventative maintenance inspections. When we find a dirty filter, tenants can be charged an additional fee which is not what we want for you but necessary to preserve the life of the unit for our owners ☺.

Filters are one of those "out of sight, out of mind" type items and as much as you really want to be good tenants, it's easy to forget!

We found a solution!

Starting with each new lease and/or renewal agreement, we will directly mail you all the appropriate a/c filters for your rental unit. The filter delivery will include instructions on how to change the filter(s). ☺The filters will be shipped out every month directly to you. We've removed the "forgetting" and the hassle of buying filters, plus are putting you in a position to save you 5-15% off of your heating and cooling bill and most importantly helping create the healthy living environment for you and your family ☺.

With each new lease, we will add \$20.00 to the total monthly rent amount. This rent payment will cover all of our costs in purchasing and delivering the a/c filter(s) directly to you, as well as any follow up, inspections. Our goal is to create the best experience for you by putting you in a home with the healthiest environment, giving you loads of convenience, and saving you money on your utility bills!

Sincerely,

T2M Real Estate

MAKING YOUR LIFE EASIER AND CLEANER IN YOUR HOME!



- We auto-ship filters on day its supposed to be changed so you never forget to change the filters+ no trips to store!



- Directions how to change inside

VALUE TO YOU:

Cost: \$20/mo added to lease (regardless of how many filters you have!)

For 1 Filter Home

Average cost / Quality Filter at store = \$8.99+ tax

\$8.99+tax

X 1 filters +(gas, time)

\$ 10

Average utility bill for 1 month = \$150

Average savings from changing them on schedule= 10-15%

\$150

X .10

\$15

\$10 Cost of Filter/mo

+ \$15 Cost Savings of Utility/mo

\$25 /mo Cost Not Having Service vs \$20/mo w Shipment Program

PROFIT= CONVEINENCE/CLEANER AIR☺

IF you have more than 1 filter per home there's even more savings!**