

Romine Properties

Rental Payment/Trash/Lawn Care/Mail/Internet/Misc.

RENT PAYMENT INFO:

- **Payment Types:** Cash(exact amount), Local Check(Made out to “Jack Romine”, Bank Billpay, Deposit to local Simmons bank for long term rentals, & **VENMO App (Preferred method)**. Can assist with setup if needed.
- **Payments to Jack Romine:** Cash/Check rent payments are accepted. Please call or Text prior 501-351-6961 to contact Jack Romine. Checks Payable to Jack Romine and provided directly to Jack Romine or mailed to 7315 Hwy 89 S, Cabot, AR 72023.
- **Due Date:** By 1st of month. No later than 5th. Unless falls on Holiday, Friday or Sat. Then following Sunday or Monday.
- Rental payments are to be paid to no one else accept Jack Romine

Simmons Bank Location for Rental payments deposited Monthly

***Deposit slips will be provided by Jack Romine (Property Manager**)*

- **Local Branch- 20622 Arch Street Pike Hensley, 72065**

Full Service Mon - Thurs 9AM - 4PM, Fri 9AM - 6PM_Drive thru Mon - Fri 9AM - 6PM, Sat 9AM - NOON

There are multiple other locations as well. Including; Little Rock, North LR, Pine Bluff, White Hall, Etc.

- If you need more bank deposit slips, please request prior to next rental due date & please put your address (number only) on slips.
- If rent amount is short, please inform Jack Romine of the amount paid.

LAWN CARE INFO

- Tenants are responsible for weed eating & weed killing as needed (Campers up to 5ft out). A weed eater & sprayer with poison are available at no charge. Please call/text Jack Romine when needed & will leave in carport (16501 Ironton Rd). Please return within 24hrs. If any issues, needs more gas, string, killer, etc. please inform me by phone after you are done. Doing this task, you prevent me from hiring someone & having to increase rent to cover costs. If you rather someone else do it. Our handyman can do it for a fee.
- If you come in contact with pest; Ants, fleas, wasp nest, etc. Please let us know

TRASH SERVICE

- **Dumpster (PRATT RD Location Only)** Runs every Thurs. Please break down boxes prior to placing inside dumpster. Do not leave anything next to dumpster. Please make sure trash is secure at all times. If you have an outside can, please make sure it has a secure lid attached.
- **TRASH Cans- (IRONTON RD Locations)** Trash runs every Friday (unless holiday occurs). Please place can by road Thurs evening. This is a group effort. If someone takes it out, please be considerate & bring them in. If your can is full, you can other tenants cans if they are not full & already at road. If taken out as scheduled, they should never become overfilled. If you have an outside trash can, please make sure it has a secure lid on it at all times.
- **Recycling Cans-(IRONTON RD Locations)** Green can/Yellow lids. These are placed at curve every other Friday. The ONLY things are should go in these cans are: Paper (any kind) Aluminum, steel, tin cans (soda or soup cans). Paperboard (cereal box,), Cardboard boxes (pizza box without greasy inset, delivery boxes), EMPTY plastic bottles & jugs (water bottles, milk jugs, washing liquid jug), No glass, Styrofoam, or containers with food scraps.

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Mailboxes & Deliveries

- **Pratt Rd Location**-Each tenant has their own mailbox.
- **Ironton Rd Location**-Share a mailbox with other tenant
- **Deliveries**- can be made at your location (Please provide delivery instructions w/ purchase if able to, “ Like Amazon”) or can have delivered with your name to address 16501 Ironton Rd Little Rock, AR 72206 for you to pickup. Romine properties is not responsible for delivered packages.
- **Storage Space LLC** 709 Pratt Rd 501-888-5000 Offers UPS drop off, Notary, Fax, Shipping, Propane, Mailbox rentals, etc.
- **Forwarding or Change of Address**- Please go to <https://moversguide.usps.com/mgo/disclaimer> & fill out change of address prior to departure from camper site. The amount of “Return to sender” mail becomes overwhelming to do if tenants do not do a Change of Address.

Internet Services & TV Services

- **Fidelity Internet** (Not included in Rent) - Best Choice & Fastest Connection. 800-392-8070. No Contract.
- There are other Internet, Satellite providers. Ask Jack Romine if information is needed.
- Pratt Rd Location- Use Address 2717 Pratt Rd & your “P” number. P1,P2,P3,P4, etc.

Additional Information

- **Please read your Courtesy Agreement**
- **Pulaski County Sheriff Department**- Non- Emergency 501-340-6600/After-Hours 6963. Emergency-911
- **Burning**- Grills & Portable fire pits are allowed. Ground burning is only allowed with Manager or owner’s permission. If approved, only nature materials; Leaves, branches, etc. Burn Ban website for Pulaski County : www.arkfireinfo.org/
- **Storm Shelter** (Pratt Rd Only) - Located in metal fenced in backyard of white trailer.
- **Any questions or concerns, please reach out to me.** Also, we love to have a 5 star review on Google Search as well. If we can’t met 5 stars, please let me know what I can do to provide you & future tenants a better stay. Thank You!!

Contact Information:

Romine Properties

Jack Romine (501) 351-6961 | rominervpark@gmail.com

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