

YORKSHIRE PLAZA COOPERATIVE
LANDLORD/TENANT PAYMENT POLICY

- 1) Carrying charges are due on the 1st of the month.
- 2) There is a grace period until the 10th of the month.
- 3) After the 10th a late fee of \$50.00 will be imposed. (Fee was previously \$15.00)
- 4) If the non-payment extends to the next month a 7-day notice for non-payment of rent will be issued.
- 5) At the expiration of the seven days a landlord/tenant non-payment case will be filed in the 39th District Court.
- 6) If payment is not made before the assigned court date a judgment will be obtained. No extension of the statutory redemption period will be granted unless the member has a good payment record; less than four times late in the past 12 months.

LATE PAYMENT POLICY

The Occupancy Agreement and Rules and Regulations of the Cooperative provide in the event a member is late five times in 12 months the member will be offered a last chance payment agreement in which they must not be late for the next 12 months.

If the member fails to execute the last chance agreement the Cooperative will file a termination of tenancy notice indicating the member has been late five times in the last 12 months and that the member was offered, but declined to sign a payment agreement.

Once the termination notice has expired a termination of tenancy action will be commenced in the 39th District Court. Management and legal counsel have the discretion to enter into a consent judgment requiring the member to pay on time for a period of time to be determined by the parties and approved by the Judge.