



Welcome to your new place!!! We are thrilled to have you as our resident and look forward to an exciting year. Here is some information to assist making your move-in as smooth as possible.

Tyler, TX is a Tyler is the county seat of [Smith County](#), located in east-central [Texas](#), United States.^[6] The city of Tyler has long been Smith County's major economic, educational, financial, medical, and cultural hub. The city is named for [John Tyler](#), the tenth [President of the United States](#). Tyler is known as the "Rose Capital of America" (also the "Rose City" and the "Rose Capital of the World"),^[8] a [nickname](#) it earned from a long history of [rose](#) production, cultivation, and processing. It is home to the largest [rose garden](#) in the United States, a 14-[acre](#) public garden complex that has over 38,000 rose bushes of at least 500 different varieties.^[9] As a regional educational and technology center, Tyler is the host for more than 20,000 higher-education students, a college of engineering, a university health science center, and two regional hospital systems.

Rent Payments

By now you should have already paid your first month's rent, security deposit, and pet fee. Your next payment will be due **the 1st** of next month. You should also have you Buildium account access set up (for online hassle-free payment). If you have any questions about you online access please contact NAJ staff at the numbers provided.

Payments are due on or before the **first** of the month. Payments received after the **3rd** of the month are considered late and a late fee of **\$100** will be assessed.

Utilities

Tenants are responsible for the **electric, water, cable, and internet** utilities. You may have already set them up. If not, here is the information of the providers in the area:

Electricity1: Electric Choice <https://www.electricchoice.com>

Electricity2: Choose Energy <https://www.chooseenergy.com/texas/tyler/>

Water: Tyler Water Utilities <https://www.cityoftyler.org/government/departments/tyler-water-utilities>

Trash Collection

Garbage and Recycling is picked up **by the city garbage disposal company**. Please be sure to place all garbage into the trash cans, so that rats and other pests can't get in. The city is strict on trash left on the street out of the pick-up days. Please also be sure not to put trash into the recycling bin. More info on Garbage Collection, Bulk Item pick up, and recycling:

<https://www.cityoftyler.org/government/departments/solid-waste>

Maintenance

For maintenance issue or a necessary repair, please contact NAJ Staff at 954- 257-3908 or 954-684-7551. NAJ team will place a work order and schedule a vendor. Only emergency calls will be attended after hours or weekends.

It is tenant responsibility to replace the Air Conditioning filters at least once every three months and the smoke detectors batteries as needed. Also, to keep the walls in good condition free of holes we encourage you to use pictures/poster hangers that won't peel the walls.

Renters Insurance

As stated in your lease, please keep in mind that renter's insurance is required. While we have landlord insurance, this policy does not cover your belongings. NAI recommend getting renters insurance as this will protect you in the case of theft, fire, or an injury on the property.

Grocery Stores



ALDI: 2660 E Front St, Tyler, TX 75702. (855) 955-2534.
Walmart: 450 S SE Loop 323, Tyler, TX 75702. (903) 405-6391.
Super 1 Foods: 3828 Troup Hwy, Tyler, TX 75703. (903) 581-8185.
Lynch's Food Store: 3400 E 5th St, Tyler, TX 75701. (903) 593-1521.
Brookshire's: 2020 Roseland Blvd, Tyler, TX 75701. (903) 593-1411.

Financial



Southside Bank: 2734 E 5th St, Tyler, TX 75701. (903) 593-8041.
Prosperity Bank: 2507 University Blvd, Tyler, TX 75701. (903) 566-5575.
Texas National Bank: 5101 Troup Hwy, Tyler, TX 75707. (903) 630-7840.
Texas Bank: 5101 Rhones Quarter Rd #2051, Tyler, TX 75707. (903) 504-5191.
Citizens 1st Bank: 2001 E SE Loop 323, Tyler, TX 75701. (903) 581-1900.

Restaurants

Casa Ole': 3701 TX-110, Tyler, TX 75703. (903) 509-2800.
Posados Café: 2500 E 5th St, Tyler, TX 75701. (903) 597-2573.
The Catch: 1714 S Beckham Ave, Tyler, TX 75701. (903) 596-8226.
Texas Roadhouse: 2101 E SE Loop 323, Tyler, TX 75701. (903) 509-0053.
Wingstop: 1918 E SE Loop 323, Tyler, TX 75701. (903) 526-9464.

Mailing



USPS: 3320 Troup Hwy Ste 290, Tyler, TX 75701. (800) 275-8777.
USPS: 2627 S Broadway Ave, Tyler, TX 75701.
FedEx: 4522 S Broadway Ave, Tyler, TX 75703. (903) 509-1090.
UPS Store: 1910 E SE Loop 323, Tyler, TX 75701. (903) 533-8077.

NAJ Management LLC
Property Managers
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