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RENTAL AGREEMENT EXPIRING

PRIOR TO YOUR RENTAL AGREEMENT EXPIRATION Montana Crestview will send via email and your online tenant portal our renewal offer(s). If no response is received a letter will be sent via certificate of mailing. **NOTE:** your account must have a zero balance before a new agreement is offered.

- Once you are in receipt of the renewal offer email, please log into your tenant portal to review and sign. If you have questions or requests regarding your offer, please send an email to kbridgetman@montanacrestview.com or tmleasing@montanacrestview.com.

RENEWING YOUR RENTAL AGREEMENT – You can log into your tenant portal to review and e-sign a new rental agreement once the offer(s) is sent. **NOTE:** All parties including all tenants and cosigners (if applicable) must e-sign the full rental agreement via their own portals.

Prior to finalizing the new agreement, it will be required to update the following information:

- Vet records (if applicable, can be emailed to [TMLeasing@montanacrestview.com](mailto:TMLEasing@montanacrestview.com))
- Contact information including but not limited to phone number(s), email address(es), vehicle information, employment, or income information.
- Proof of renter's insurance which can be updated under the "Insurance" tab in your portal. If renter's insurance is not provided an infraction notice may be issued and you may be automatically enrolled in coverage including actual costs associated.

NOT RENEWING RENTAL AGREEMENT– You must submit a 30-day notice in writing. This can be done through your tenant portal, via email, or notice submitted to the rent drop box located at leasing office. Once our office is in receipt of your 30-day notice you will receive a notice to vacate letter via email including important move out information and helpful cleaning tips.

If you do not sign a new rental agreement or submit your notice to vacate and vacate by your lease expiration date, you will be considered a holdover tenant which will result in holdover tenancy status:

- 70-24-429. Holdover remedies-consent to continued occupancy-tenant's response to service in action for possession.
 - (1) If the tenant remains in possession without the landlord's consent after expiration of the term of the rental agreement or its termination, the landlord may bring an action for possession. If the tenant's holdover is purposeful and not in good faith, the landlord may recover an amount not more than 3 months' periodic rent or treble damages, whichever is greater. Crestview Apartments 4200 Expressway Missoula, MT 59808 (406) 327-1212 www.missoulaapartments.biz
 - (2) In an action for possession or unlawful holdover, the provisions of Title 25, chapter 23, apply, except that the time for filing an answer under Rule 4C
 - (2)(b) is 10 days after service of summons and complaint, exclusive of the date of service.
 - (3) If the landlord consents to the tenant's continued occupancy, 70-24-201(2)(e) applies.

IMPORTANT: Renewing or vacating, autopayments must be adjusted accordingly. We do not have the ability to update or cancel autopayments on your behalf therefore, if any adjustments are necessary to account for a new monthly payment or if you plan to vacate, **YOU must make the appropriated adjustments.** Under the 'Payments' tab on your tenant portal is where you will update/edit your monthly autopayment or cancel your monthly autopayment. We strongly suggest adding a stop date when setting up automatic payments since we are unable to cancel any payments made through the system. If an accidental payment is made you would have to contact your bank and request a stop payment which entails charges from your bank. Should we be requested to refund an accidental payment there are charges involved and we must allow 7 to 14 business days for the payment to clear our bank account to process and mail the refund. You will be responsible for actual time associated.