



Welcome Home! Here is some information to help get you settled in.

IMPORTANT REMINDERS:

- Use the **Tenant Portal**: <http://valleyhomeshsv.com/>
 - Make payments (using bank account info or with a credit card)
 - View payment history and scheduled payments
 - Communicate with us
 - Submit maintenance requests
 - View documents/contacts between you and Valley Homes

- **Rent**
 - Rent is due on the first day of each month
 - Any rent paid after the fifth day of the month is subject to a \$5.00 per day late fee, retroactive to the first of the month, unless otherwise specified in your lease agreement

- **Move-In Checklist** – Please complete it within five calendar days of moving in and send it to us. The checklist is an editable .pdf form that you can access through the [Tenant Portal](#). Fill it out and sign it digitally, or print the form, fill it out and drop it in the mail, whichever is easiest for you.

- **Renter's Insurance** - In accordance with the lease agreement, all tenants are required to provide proof of renter's insurance.

- **Air Filters** - Be sure to change out your heating/ventilation system air filters monthly to keep your energy costs down and maintain good air quality.

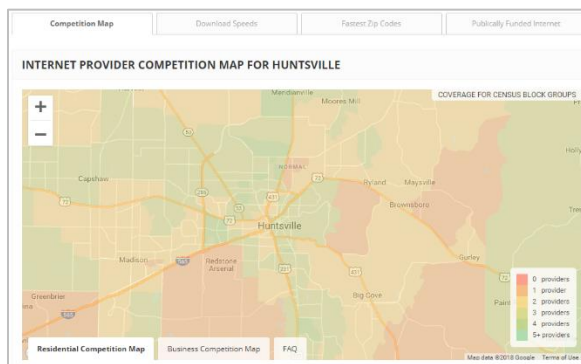
- **Yard Care** - Take care of your lawn! Don't park on it! If you would like, we have affordable lawn service professionals that we can recommend.

- **Trash Pick Up** - If your address is within the Huntsville city limits, you can enter your address into [My Huntsville Services](#) to find your garbage collection day. Madison county residents can [click here](#).

- **Utilities:**

- [Huntsville Utilities](#) - (256) 535-1336
[Huntsville Utilities Outage Map](#)
- City of Madison – Utilities and Services:
<https://www.madisonal.gov/299/Utilities-Other-Services>
- [Madison County Water Department](#) – (256) 746-2888
- [Madison County Garbage Collection](#) – (256)-532-3718

- **Internet Service Providers**



Broadbandnow.com has an interactive map of Huntsville that displays internet service providers and their contact information. Click the image, then scroll down the website page to view the map.

Google Fiber is also providing service in this area. [Click here](#) to check availability.

- **Schools**

- Huntsville City: <https://www.huntsvillecityschools.org/>
- City of Madison: <http://www.madisoncity.k12.al.us/>
- Madison County: <https://www.mcstk12.org/>

What to Know about Renter's Insurance

Did you Know?

- The average cost for renter's insurance is less than \$20 per month?
- Nearly two thirds of renters in Alabama don't have renter's insurance?
- Most leases require the tenant to have renter's insurance?
- The number of uninsured landlords in Alabama is higher than the U.S. average?

Some common misconceptions...

"Renter's Insurance is expensive!"

"I don't need it, my landlord has it!"

"I don't have any good stuff to insure!"

"My roommate already has it, I don't need it!"

"Getting renter's insurance is too complicated!"

"Disaster? That will never happen to me!"

Renter's insurance covers your personal property and provides replacement cost for items that may be damaged or destroyed in the event of a major loss or disaster. It can also protect you in the event of negligence or liability claims against you.

As a renter, your landlord's policy doesn't protect you. It provides protection for the building and the property against damage. While minor damage to a rental home such as pet stains may be covered by your security deposit, major damage caused by renter negligence is the renter's responsibility (think fire damage).

If a major event such as a fire, hurricane, or tornado occurs, most policies will provide hotel coverage for and your family. If a liability claim is made or a lawsuit is filed against you, renter's insurance can also provide protection to cover such issues.

If a renter's insurance requirement is written into your lease, ensure that you are covered. Some leases assess penalties and depending on the lease, the landlord may have the right to cancel your lease if you are uninsured, making it even more difficult to find a new place to live.

Is your lease ending soon? Ready to take the next step? We can help!

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Buying A Home

Buying a home can be just as intimidating as selling in today's market. It's a big investment decision, which can have lasting effects. Our professionals at Legend Realty understand how important home buying can be and we strive to keep your stress to a minimum. Our professionals educate our clients on the conditions of the market, so we can obtain the best deal.

We analyze what you need and what you want in a home, so we can find the perfect combination. Our agents do not waste time with homes which do not meet your criteria or expectations. At Legend Realty, our professionals inspect homes with a critical eye and for one that will fit your lifestyle.

We coordinate the work and information needed to negotiate the best possible price with the seller, meet any deadlines, and solve issues as they arise. Our agents are diligent in finding a home for you which will far exceed your expectations.

<http://www.legend-realty.com/>

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