

Move-in Information

Keep a copy of your lease handy. It contains valuable information, and will answer most of your questions. If you have questions that aren't answered in the lease or on this page, feel free to call the office.

You may now pay online at www.omegabloomington.com by online check or by credit card.

Rent is due the 1st of each month.

A \$50.00 late fee will be assessed to each person who is late if rent is not in by the 5th of the month. An additional \$10.00 will be charged every day after the 5th until we receive the rent. If rent is not paid by the 15th, IT WILL GO TO OUR ATTORNEY. Late fees are due immediately. If you mail in your rent, mail it out no later than the 25th. We accept personal checks, money orders, cashier's checks, and you may pay online. **DO NOT PAY BY CASH.**

The bounced check fee is \$30.00 and the rent is considered late. We do not expect any bounced checks. Rent can be dropped off at any time in our drop box outside of our office, 115 E. 6th Street, Suite 1. If the 1st falls on a weekend, it is still due on the 1st and can be left in our drop box.

You cannot move in early, please don't ask. There are no exceptions; if you need storage space, reserve space with a storage facility as soon as possible. These are a few of the storage facilities in Bloomington:

All American Storage: (812)339-4901

Bloomington Mini-Warehouse: (812)339-4221

U-Store-it: (812)339-4222

Before you move into your new home, you *must* have all necessary utilities transferred into your name. You are responsible for all utilities unless there are exceptions listed in your lease. Check your lease or call the office if you are unsure. There may be more than one meter for Vectren and Duke Energy; you can ask them when you have your service turned on.

These are the phone numbers for the local utility companies:

Natural Gas – Vectren: (800)777-2060

Electric – Duke Energy: (800)521-2232

Cable – Comcast (800)266-2278

Phone – AT &T (800)742-8771

Security-- Smithville (812) 876-2211

OMEGA PROPERTIES

Water – City of Bloomington: The water company is located at 600 E. Miller Drive, on the corner of Henderson and Miller. Most of our apartments do not pay for their water; call the office if you are unsure.

When you signed your lease, you paid for your “August Installment” of rent and your security deposit. You do not need to pay any rent money again until September 1st, when your first full month of rent is due. The last month that rent is due is July 1st, as you paid for the August installment at lease signing.

The day your lease starts is your move-in day. Your move-in time is written on the front page of your lease. You will come to the office to pick up your keys at your allotted time. Each tenant must pick up their own keys. Allow 10-15 minutes to go over important information. You will also receive a folder with important information for new tenants. Your move-in inspection will occur on the day you move in. Any maintenance issues can be handled shortly unless parts must be order.

City trash pick-up is every Monday morning. Trash must be put out on Sunday night. Don’t forget to purchase trash tags, which are available at most grocery stores. Never leave trash outside of trash containers or in front of your house. If you leave trash out, the city will issue trash fines. If you have set up trash pick-up through Omega Properties, your trash is picked up Saturday mornings.

Bloomington has a noise ordinance which it strictly enforces. Noise levels should not be audible from outside of your home, or into neighboring apartment walls from 9:00pm-7:00am every day. The city tickets each person on the lease if this ordinance is violated. The police department enforces this ordinance and will show up at your door if your noise levels are too high.

Call our maintenance voicemail for any routine maintenance requests, 812-335-2561. Our emergency maintenance line is for emergencies only. An emergency is considered, but not limited to, substantial water leaks, no heat, no power, every toilet is clogged, or anything that is an immediate threat to life and/or property. You can leave a request on our regular maintenance voicemail at any time.