



WHERE AFFORDABILITY MEETS COMMUNITY

SMS Terms & Conditions and Privacy Policy

Public SMS disclosure for Southern Choice Properties LLC SMS Program

Last Updated: May 14, 2026

These SMS Terms & Conditions and Privacy Policy apply to SMS/MMS text message communications sent by Southern Choice Properties LLC ("Southern Choice Properties," "we," "us," or "our") from our SMS/texting number, 337-202-5400, and to related SMS consent records. By providing your mobile phone number and opting in to receive text messages from us, you agree to the terms below.

1. SMS Program Name, Texting Number, and Contact Information

Program name: Southern Choice Properties LLC SMS Program

Business: Southern Choice Properties LLC

SMS/Texting number for this program: 337-202-5400

Office/general contact phone: 337-965-0889

Email: admin@southernncp.net

The phone number 337-202-5400 is the SMS/MMS texting number used for this SMS program.

2. Consent to Receive SMS/MMS Messages

By providing your phone number and selecting an SMS consent option, submitting a form that includes SMS consent, signing a paper or electronic form that includes SMS consent, texting 337-202-5400 first, calling us and requesting text communication, or otherwise asking Southern Choice Properties LLC to contact you by text, you expressly consent to receive recurring SMS and MMS messages from Southern Choice Properties LLC from 337-202-5400 at the mobile number provided. Messages may be sent using an automatic telephone dialing system or other automated technology.

Consent is optional.

Consent to receive text messages is not a condition of purchase, rental, leasing, housing, or receiving services from Southern Choice Properties LLC.

3. Accepted Opt-In Methods

Customers may opt in through one or more of the following methods:

- Completing a website form that includes a phone number field and an unchecked SMS consent checkbox.
- Completing a paper or electronic form, lease-related form, application-related form, or service request that includes SMS consent language.
- Texting Southern Choice Properties LLC at 337-202-5400 first or asking us by phone, email, form, or in person to communicate by text message.

Required website/form consent language:

I agree to receive SMS/MMS messages from Southern Choice Properties LLC from 337-202-5400 about my inquiry, property availability, leasing, appointments, maintenance, account updates, and customer service at the phone number provided. Message frequency varies. Message and data rates may apply. Reply STOP to opt out and HELP for help. Consent is not a condition of purchase, rental, leasing, housing, or receiving services. I agree to the Terms & Conditions and Privacy Policy provided by Southern Choice Properties LLC.

SMS consent checkboxes should not be pre-checked. If promotional or marketing text messages are offered, promotional consent should be requested separately and should remain optional.

4. Message Types and SMS Use Case

Southern Choice Properties LLC uses SMS/MMS from 337-202-5400 to communicate with current and prospective tenants, applicants, property owners, customers, and service providers who contact us or opt in. Messages may include:

- Responses to property, rental, leasing, or service inquiries.
- Property availability, rental, leasing, and application updates.
- Appointment, showing, tour, inspection, or meeting confirmations and reminders.
- Maintenance coordination, service updates, and customer service communications.
- Account, lease, property, or urgent property-related notices.
- Limited promotional messages about Southern Choice Properties LLC services only when separate promotional SMS consent has been provided.

5. Prohibited and Non-Approved SMS Content

Southern Choice Properties LLC does not use SMS for cold outreach, third-party lead generation, purchased contact lists, or unrelated third-party marketing. We do not send SMS/MMS content involving high-risk financial services, debt forgiveness or credit repair offers, gambling, cannabis, CBD, THC, illegal drugs, tobacco or vaping, firearms or violence, alcohol, sexually inappropriate content, hate speech, profanity, or other carrier-prohibited content.

6. Message Frequency

Message frequency varies based on your interaction with us. For most contacts, you can expect approximately 1 to 4 messages per month. Active rental inquiries, leasing/application activity, appointments, maintenance requests, service issues, or urgent property matters may require additional messages.

7. Message and Data Rates

Message and data rates may apply depending on your mobile carrier and plan. You are responsible for any fees charged by your carrier. Check your mobile plan or contact your carrier for details.

8. Opt-Out Instructions

You may opt out of SMS/MMS messages at any time by replying STOP to any text message from 337-202-5400. We may also recognize other standard opt-out words such as CANCEL, END, QUIT, or UNSUBSCRIBE. After you opt out, you may receive one final confirmation message confirming that you have been unsubscribed. After that, you will no longer receive SMS/MMS messages from us unless you opt in again.

To opt back in, reply START when available or submit a new consent request through one of our approved opt-in methods.

9. Help Instructions

For help, reply HELP to any message from 337-202-5400, contact our office at 337-965-0889, or email admin@southernncp.net.

10. Privacy Policy and No Mobile Data Sharing for Marketing

Southern Choice Properties LLC collects contact information, including your name, phone number, email address, inquiry details, communication preferences, and SMS consent records, so we can communicate with you about our property-related services.

Mobile information sharing statement.

No mobile information, text messaging opt-in data, or SMS consent records will be sold, rented, or shared with third parties or affiliates for their marketing or promotional purposes. This includes text messaging originator opt-in data and consent, which will not be shared with any third parties for marketing purposes.

We may share limited information with service providers, messaging platforms, carriers, or vendors only as needed to operate our communications, deliver messages, maintain records, comply with law, protect rights, or support our business operations. These service providers are not authorized to use your SMS consent information for their own marketing.

11. Supported Carriers and Delivery

SMS/MMS messaging is supported by most major U.S. wireless carriers. Message delivery is not guaranteed and may be delayed, filtered, blocked, or undelivered due to carrier limitations, technical issues, phone settings, service interruptions, or circumstances outside our control. Wireless carriers are not liable for delayed or undelivered messages.

12. Customer Responsibilities

You agree to provide accurate contact information and to notify us if your mobile number changes or is no longer in your possession. If you provide a number that you do not own or control, you are responsible for any resulting communications.

13. Changes to These Terms

We may update these SMS Terms & Conditions and Privacy Policy from time to time. Updates will be posted with a revised Last Updated date. Continued participation in the SMS program after an update means you accept the revised terms.

14. Sample SMS Messages

Examples of messages you may receive from 337-202-5400 include:

- Southern Choice Properties LLC: Thanks for contacting us. We received your property inquiry and will follow up shortly. Reply STOP to opt out, HELP for help.
- Southern Choice Properties LLC: Your showing is confirmed for [date] at [time]. Reply STOP to opt out, HELP for help.
- Southern Choice Properties LLC: Your maintenance request update: [brief update]. Reply STOP to opt out, HELP for help.
- Southern Choice Properties LLC: We have an update about your leasing/application request. Call our office at 337-965-0889 or email admin@southernncp.net. Reply STOP to opt out, HELP for help.

15. Contact Us

Questions about these SMS Terms & Conditions, Privacy Policy, or our SMS program may be directed to Southern Choice Properties LLC.

SMS/Texting Number for this program: 337-202-5400

Office/General Phone: 337-965-0889

Email: admin@southernncp.net