



• KARYA TENANT CAMPAIGN · LEADFINS · OCTOBER 2026

Rents and what's included

The 21 live properties · from each live landing page, October 14 · every row sourced from official Karya / Nitya emails, checked Oct 14

All bills paid: 7 live properties

PROPERTY	STARTING AT	INCLUDED IN RENT	PAID SEPARATELY	SPECIAL	OFFICIAL SOURCE
ALL BILLS PAID, ELECTRICITY INCLUDED					
Residence at McDowell	\$804	Water, sewer, trash, pest, gas, electricity, internet, cable	—	4 weeks off	Manish Patel (Nitya), Sep 17 · rents + special: Sarai (Karya), Sep 23
Residence at Tolleson	\$699 + \$105 fees	All utilities	—		Sarai (Karya), Aug 12 (rents) + Sep 2 (all utilities)
Establishment	\$849	All bills (true all bills paid)	—	4 weeks off	Manish Patel (Nitya), Sep 15 (rents) + Sep 23 · special: Sarai, Sep 23
The Palace	\$1,099	All bills (email subject: all bills paid)	—		Manish Patel (Nitya), Sep 15 (subject: Palace all bills paid price)
ALL BILLS PAID, ELECTRICITY EXCLUDED					
Interlace	\$799	Water, sewer, trash, gas, pest	Electricity	4 weeks off	Manish Patel (Nitya), Sep 15 (subject + body) · special: Sarai (Karya), Sep 18
Providence at McDowell	\$999	Water, sewer, trash, gas, pest, parcel	Electricity	4 weeks off	Manish Patel (Nitya), Sep 15 (body: all bills paid) · special: Sarai (Karya), Sep 18
Providence at Domain	\$960	Utilities and water	Electricity	4 weeks off	Griselda Roles (manager), Andy Wu + Manish (Nitya), Sep 11 · special: Sarai (Karya), Sep 18

Starting at = lowest rent in the latest official email. Blank special = no special stated in an email. All bills paid includes electricity unless the email excludes it. Live = Meta ads in October (ad export to Oct 9).

All but electricity, or water, sewer and trash

PROPERTY	STARTING AT	INCLUDED IN RENT	PAID SEPARATELY	SPECIAL	OFFICIAL SOURCE
ALL BUT ELECTRICITY					
Bay Oaks	\$799	Water, sewer, trash, gas, pest	Electricity		Manish Patel (Nitya), Sep 18
Marina Club	\$799	Water, sewer, trash, gas, pest	Electricity		Manish Patel (Nitya), Sep 21
Chaparral	\$799	Water, sewer, trash, gas, pest	Electricity	4 weeks off	Manish Patel (Nitya), Sep 28
Eden Pointe	\$899	Water, sewer, gas, trash, pest	Electricity (implied)		Manish Patel (Nitya), Sep 11 · utilities: Sarai (Karya), Sep 23
Lakeside Forest	\$825	Water, sewer, gas, trash, pest	Electricity		Manish Patel (Nitya), Oct 9 (replaces Sep 11 rents)
WATER, SEWER, TRASH (+ PEST)					
The Legend at Speedway	\$884	Water, sewer, trash	Gas (electricity not named)		Sarai (Karya), Sep 2 · gas: Legend manager, Sep 10
Brickyard Flats	\$949	Water, sewer, trash, pest	Electricity, gas		Manish Patel (Nitya), Sep 21 (correction)
South & Madison	\$749	Water, sewer, trash, pest	Electricity, gas	1 month off	Manish Patel (Nitya), Sep 22
Blue Note	\$975	Water, sewer, trash, pest	Electricity	4 weeks off	Manish Patel (Nitya), Sep 22
Music City Flats	\$899	Water, sewer, trash, pest	Electricity	4 weeks off	Manish Patel (Nitya), Sep 22

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Utilities not stated, or not all bills paid

PROPERTY	STARTING AT	INCLUDED IN RENT	PAID SEPARATELY	SPECIAL	OFFICIAL SOURCE
UTILITIES NOT STATED IN AN OFFICIAL EMAIL					
La Primavera	\$750 to \$800	Not stated	Not stated		Sarai (Karya), Sep 2 (manager wants a range)
NOT ALL BILLS PAID					
Redgate	\$869	—	Not all bills paid	1 month free over 4 months; admin fee waived with approved credit	Manish Patel (Nitya), Sep 24
The Preserve at Turtle Creek	\$840	—	Resident pays everything	4 weeks off	Manish Patel (Nitya), Sep 25
Village at Almand Creek	\$1,190	—	Not all bills paid		Manish Patel (Nitya), Sep 17 · Sarai (Karya), Sep 22

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