

KEY POINTS TO GO OVER BEFORE SIGNING A LEASE!!!



36693 Moravian Drive
Clinton Township, MI 48035

Advantages To Renting From Us !!!

- We are not charging a washer dryer fee.
- We are not charging an application fee as most other landlords do.
- We always let our current tenants have an option to renew their lease for another year before we would rent to another group. If the existing core group rolls over your rent would stay the same and your security deposit and cleaning fee will roll over as opposed to coming up with another one. If a partial group rolls over rent may be negotiated and a new security deposit and cleaning fee will be collected.

The Way We Are Set Up ...

- Our leases are 1 year August to August leases. We also require everyone signing the lease to have taken a tour.
- We prefer to have rent set up on a tri-payment basis meaning rent is due on your Move in Date, December 1st, & final payment on April 1st in one cashier's check per payment. We encourage you to treat it as a monthly rent situation so that you know the money is there when it comes time to make the tri-payments.
- We like to assign a house manager to communicate with and get together the rent, sec dep, and cleaning fees. This assigned person will be the one given the returned security deposit and cleaning money at the end.
- We do charge a \$500 up front cleaning fee.. However we return the cleaning fee if you choose to follow the detailed cleaning check list we will send you before you move out. Or the portion you earned back
- So Security Deposit (Amount equals the monthly rent amount) and Cleaning Fee are due at Lease signing in one cashiers/certified check from house manager. Both amounts have the opportunity to be earned back a 100% and trust me we very much so want to return every penny cause that would mean you were amazing tenants.
- Except for our Stoddard Townhouses, Tenants will be responsible for cutting their own lawn, raking the leaves, and snow removal is also the tenants responsibility.
- Tenants pay for all utilities... gas, electric, water, and cable.
- A reminder to ask us how many parking spaces you get and how the parking area is set up.
- Your Drivers Licence and Social Security # is also due at lease signing.
- Every tenant must fill out an application letter which is due at lease signing. It's recommended that you print this off of our website & fill out before hand. www.gutowmgt.com
- No pets are allowed.
- We do not permit over-occupancy and there will be a separate non overoccupy additional form that will be signed as the city is really cracking down and catching people doing so all the time and fines can amount to a \$1,000 a day.
- It's not a requirement but Renters Insurance is something you might want to look into. Per lease, under no circumstance is Gutow Management responsible for tenants personal property.