

January 2021 Edition

GO2GUIDE NEWSLETTER

HAPPY NEW YEAR



Non-Payment of Rent, Eviction Diversion Program & Repairs

Tenants are still expected to pay their rent...

Go2Guy understands that a lot of families are being hit hard by the pandemic. We gave out information regarding the EDP (Eviction Diversion Program) for any tenants who were struggling to pay their rent and were facing eviction. The deadline to apply for the EDP was December 22; For any tenants who applied for this program and are waiting on an approval or response regarding your application, **you are still expected to pay rent, even if it is just a portion.** We will also be scheduling court for any non-payment case. **GO2GUY DOES NOT HAVE ANY INFORMATION ON UPDATES TO TENANT APPLICATIONS FOR THE EDP.**

The owners have also informed us to be more strict on repairs at this time, as limited rent income is coming in due to the pandemic. If there is a **tenant caused repair** (repair needed caused by the tenants/members of the household), tenants will be responsible to address the repair on their own; If Go2Guy has to pay for the repair, the tenant will be charged (late fees will also be assessed to outstanding repair costs) We are permitted to take care of emergency repairs only.



SNEAK PEEK OF WHAT'S INSIDE:

Non-Payment of Rent/Repairs

Responsibility of Charges

Changes For The New Year

Raffle Winners

Enforcing The Lease



Lease Enforcement - Late Fee Enforcement

Enforcing All Clauses of The Lease

Did you know that your lease is a **legally binding contract**?

Effective **immediately**, we will be enforcing the lease for all tenants.

Clause #6 of the lease states:

Chronic Late Payment of Rent: *Rent is due on the First of each month. Agent may terminate this lease because tenant is chronically late with rent payments.*

Chronic late payment is defined as paying rent after the due date on three (3) or more occasions during this lease. If payments are not received by the rent's due date, a \$50 late fee charge will apply.

EFFECTIVE IMMEDIATELY, IF RENT IS NOT PAID WITHIN YOUR DUE DATE GRACE PERIOD, OR A BALANCE IS ON YOUR ACCOUNT, YOU WILL BE CHARGED A LATE FEE - NO EXCEPTIONS, NO PASSES!

Updates to Charges Responsible by Tenant

The Responsibility of The Tenant...

As a reminder, tenants are responsible for any repairs/plumbing repairs that are caused by the tenant. This is also our friendly reminder that the owners do NOT pay for and approve any cosmetic repairs. This is also in your lease. Clause #21 of the lease states:

Thorough Inspection: *The Owner offers the property in "as is" condition and will normally not repair any cosmetic or non-functional items such as carpets, appliances, blemishes, chipped sinks, etc. Nor do any painting inside or out.*

Any tenants with cosmetic complaints such as paint, blinds, carpet, etc. are able to get these items addressed on their own with the written consent of Go2Guy.



WE ARE STRONGLY URGING TENANTS TO USE OUR ONLINE TENANT PORTAL. Here's some information:

- You can access the portal quickly with the new Resident Center App (available on Google Play store & Apple Store)
- Submit repair/maintenance requests and track updates from our staff members
- Pay online using a Debit/Credit Card or EFT
- Purchase a renter's insurance policy - Policies at as low as \$12/ month
- Quickly access leasing information and any lease documents

Felicia W. from Detroit won \$25 towards her rent for using the online tenant portal!

Linda & Terry from Detroit won \$50 towards their rent for paying on time. Thank you!