

GO2GUIDE NEWSLETTER

Happy New Year!

January 2024

2024

WHATS TO COME FOR THE NEW YEAR ★

It's a New Year, & with that comes changes. We work all year round to find what works for us and our tenants and simply what doesn't. For this year, Go2Guy is officially implementing the following updates for ALL tenants:

- We are urging **ALL** tenants to utilize the tenant portal - We cannot stress enough the importance of the portal. Tenants can pay their rent using Debit/EFT, they can submit repair requests, view all leasing documents, purchase renters' insurance, & view announcements from our office.
- **ALL REQUESTS MUST BE SUBMITTED IN WRITING** - We are FULLY enforcing the lease. The lease states "the Tenant(s) agree that any demand for repairs must be in written form". Furthermore, it states "*Tenant specifically understands and agrees that if Tenant fails to provide written notice of any repair in accordance with this section it shall be conclusively established that Agent/Owner does not have knowledge of the repair issue.*"
- Late Fees are being fully enforced with NO EXCEPTIONS! The late fees are a penalty for not paying on time. If you do not pay on time, you will get a late fee. There is no courtesy of waiving them.
- Tenants will continue to be liable for any damages caused by them - If you have an Annual Section 8 Inspection & any repairs are caused by the tenant, the tenant will be held fully responsible for those repairs. The charge will be added to the ledger.



WHATS THAT SOUND?

Do you hear that chirp? That means it is time to change the batteries on your smoke detector. Smoke detectors are designed to let you know when there may be a fire in the home, and without working detectors, you could be putting your family at risk. Did you know that per HUD regulations, you are required to have working smoke detectors? If you have an annual inspection & it is found that you have removed the smoke detectors, you will be charged the fee to install new ones AND you will receive a lease violation letter. The lease states "*Tenants agree to test smoke detector(s) and carbon monoxide detector(s) on a regular basis and to change batteries as necessary.*"



ANNUAL INSPECTION REPAIRS ★

Go2Guy expects ALL tenants to take pride in their home. Tenants should be taking care of the property as if it were their own home and keeping it in good condition. When a tenant moves into a home, the home is given in good condition with the expectations that the tenant will keep the home in that same condition.

Over the last year and half, we have found that the repairs needed for the annual inspections has become OUTRAGEOUS and exceeding budgets for owners. **Effective immediately, if the repairs needed for your annual inspection exceeds what the monthly rental rate is, you can expect to receive a 30-Day Notice that we no longer wish to rent.**

The owners of the homes are encouraging us to find & place tenants that want to take pride in their home and take care of it.

RENTERS INSURANCE

As a reminder, Go2Guy does NOT reimburse or replace items that may have been damaged due to any basement flood or other instances that are not caused by us.

Our tenant portal gives you the option to purchase renters insurance for as low as \$12. With that policy, you can go over what items would be covered and under what circumstances the insurance company would cover it.

REMINDERS FOR TENANTS:

- Our office is open by appointment only for urgent matters only.
- Rental payments can be made online using Debit/EFT, by mail, at a PayNearMe location OR with cash or money order being dropped off at our office in the drop box.
- Tenants are NOT to call contractors for any issues. All issues and repairs MUST come to our office first & will be assigned to the correct contractor.

JANUARY RAFFLE WINNERS

Shreea A. from Detroit won \$50 towards their rent for paying on time!

Alicia B. from Detroit won \$25 towards their rent for using the tenant portal!

COURT CASES & YOUR VOUCHER

We have been informed that as HAP contract holders with the Section 8/HUD program, we are **required** to notify the Section 8 office if we go through a legal case with a tenant.

We have also been informed that Section 8 offices are receiving the judgements from the court and are terminating tenants for violating the HAP contract.

As a Section 8 voucher holder, you are obligated to pay your monthly portion and if you do not, then you are violating the HAP Contract. Section 8 can make the decision to terminate your voucher for not paying.

If you fall 1-2 months behind on rent, we will send a 7-Day Notice for Non Payment of Rent. If the rent is not paid within those 7 days, we will schedule court. NO EXCEPTIONS. if you cannot pay your rent, then you will have to move.