



Unauthorized Residents - How it Can Affect Your Voucher

We have been finding it more common lately that tenants are allowing unauthorized residents in the home. **If you are a voucher holder, nobody should be residing in the home or using your address if they are not on your voucher or on the HAP contract.**

Section 8 offices have the ability to pull income information based off the address and find out if someone is living in the home that should not be there. As a HAP contract holder, Go2Guy is obligated to notify Section 8 if we are aware of an authorized person in the home or if an unauthorized person is using the unit address that does not reside there. We also have the right to terminate the lease if there is an unauthorized person in the home.

Reminder About The Ways to Pay

Our office has been closed for walk-ins since 2018 - Wow, 6 years! This meant tenants were no longer able to just walk in and have casual conversation with us and it meant that we no longer took payments in person. This was a sudden change for our tenants but together we have made it work and we appreciate all the tenants who made that a smooth transition.

Although our office was no longer open for walk-ins, we still made many options available for tenants to pay. If you have any concerns about paying your rent, here are the many options available:

- Paying at our office using the drop box - There are tenants who state they do not feel comfortable leaving money in the box, but we can assure you that STEEL box is secure and its monitored by a camera 24/7
- PayNearMe - This gives you the option to pay cash at CVS, 7-11, Walgreens or Dollar General for a flat fee of \$3.99
- Mail your payment in - We can notify you that we received it.
- Pay online using a credit/debit card or Bank Account - Credit/Debit card charges 2.95% and paying with your bank account (EFT) is free!

Whichever way you decide to pay, YOU WILL ALWAYS GET A RECEIPT!

In this newsletter you can expect:

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Reminder About Ways to Pay

Information Regarding SER

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2024 NFL Draft

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Proper Ways to Clean the Tub





Information About SER

Are you trying to apply for an SER for past due rent? Go2Guy has been working with MDHHS and receiving SER funds for over 7 years and we have become very familiar of what is needed in order to apply for an SER.

An SER is State Emergency Relief - Therefore, you have to show and prove that your situation is an emergency. Unfortunately, applying for the SER once you receive a 7-Day Notice is *not* an emergency. It is just a demand for payment. You also cannot apply for an SER while going through the court process. They do not accept the Notice to Appear as proof of an emergency. In order to successfully apply for an SER, you are going to need an actual COURT JUDGEMENT. The judgement proves that you are at risk for eviction and will state exactly how much is needed to prevent the eviction.

Know Your Lease - Clause #9 (Application of Payments)

Application of Payments: Money paid by Tenant to Agent shall be applied in the following manner:

- First, to unpaid security deposit charges;
- Second, to court costs legally chargeable to Tenant;
- Third, to outstanding utility and repair bills that are the responsibility of the Tenant;
- And fourth, to rent.

If you have any outstanding legal fees, late fees, or repair fees, your payments are applied to those outstanding balance **BEFORE** it is applied to your rent!

Proper Ways to Clean Your Tub After Having it Refinished

Something common we see after tenants have their bathtub refinished (or reglazed) is that in a couple months, the tenants complain the tub is chipping. Aside from waiting a full 48 hours to use the tub, there are some aftercare steps you have to take to make the refinishing last! When cleaning the tub, rinsing the tub with warm water to remove hair and excess soap residue & applying a cleaner that is safe for refinished surfaces, such as vinegar diluted with water, Lysol tub and tile cleaner, or dish soap is all that is needed. Products with bleach can strip the tub. You are taking time to clean the tub on a regular basis, you will NOT need to scrub or use bleach. If the tub company finds you are using harsh scrubs or bleach, we will charge you for having to refinish the tub again.



Raffle Winners

Every month, Go2Guy chooses (2) raffle winners - 1 winner for paying on time and 1 winner for using our tenant portal. Who are this month's winners?

Alicia B.

Alicia B. won \$25 towards her rent for using our online tenant portal to make her rental payments and submit requests!

Cirea D.

Cirea D. won \$50 towards her rent for making sure it's paid on time!



2024 NFL Draft

The NFL Draft is a weekend-long event where all 32 teams in the league have the opportunity to add some of the most talented and promising college football players to their roster. This year, the event is being held right here in Detroit, April 25-27th, and it's free to attend - all you have to do is register on the NFL OnePass app.

