



GO2GUIDE



DAYLIGHT SAVINGS TIME

March 10th

Clocks Get Turned Ahead by 1 Hour!

ON TIME PAYMENT WINNER

Natasha K.

Natasha from Detroit won \$50 towards his rent for paying on time each month!

TENANT PORTAL WINNER

Evalyn M.

Evalyn from Detroit won \$25 towards her rent for using our tenant portal.



DO YOU UNDERSTAND THE HAP CONTRACT?

Did you know that no matter which housing agency you are with, all HAP contracts are the same? The HAP contract is much more than a breakdown of the Housing Assistance Payment, it's the rules and regulations in order to maintain your voucher. Many tenants are not fully aware of the rules listed on the HAP Contract and don't know that the HAP gets attached to our lease as an addendum. Here are a few clauses of the HAP Contract that we find the most important:

- The family is responsible for paying the owner any portion of the rent to owner that is not covered by the PHA housing assistance payment - ***This means, whatever the Housing Authority doesn't pay, the tenant pays.***
- The owner is not responsible for a breach of the HQS because of damages beyond normal wear and tear caused by any member of the household or by a guest. - ***This means owners are NOT responsible to repair damages caused by tenants. However, we may repair the damages & charge the tenant.***
- During the initial lease term or during any extension term, other good cause to terminate may include: (a) Disturbance of neighbors, (b) Destruction of property, or (c) Living or housekeeping habits that cause damage to the unit or premises. - ***This means GozGuy can terminate the lease if there is a history of neighbor complaints, or if the tenant causes damages to the unit or poor house keeping.***

When we tell tenants that not paying their rent or damaging the unit is a violation of the HAP Contract, this is what we mean!

Tenants can also be in breach of the HQS (Housing Quality Standards) if they are causing damage to the unit. Section 8 will terminate tenants for damage to the unit!



MONTHLY MONITORING OF WATER BILLS

Did you know the average monthly water bill for a home in the City of Detroit is about \$82? For many tenants, water is included in their rent. Although those tenants do not pay their water bill, we still monitor the monthly usage to make sure too much water is not being used. As we prepare to enter into the warm months, we want to remind tenants that they need to be mindful of their water usage. **There are no pools allowed to be on the property. If any pools are found, you will receive a lease violation letter and you might be subject to tenancy termination.** Also, make sure the outside water spigot is turned off after using.

Scheduling a Repair Appointment with Steve

New systems are in place when it comes to scheduling a repair appointment with Steve. Tenants are being held responsible for missed appointments. Therefore, after scheduling, you will now receive a link from our office to confirm your appointment and sign that you agree to the missed appointment fee associated with our Cancellation & No Show Policy.



RECREATION PROGRAMS IN THE CITY OF DETROIT!

Are you looking to get your child enrolled in a recreational program this season? Detroit PAL and City of Detroit Parks & Recreation Athletic Division have you covered!

Detroit PAL offers sports such as:

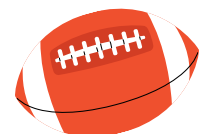
- *Baseball*
- *Basketball*
- *Cheer*
- *Football*
- *Golf*
- *Hockey*
- *Tennis*
- *Track & Field*



Tenants can visit <https://detroitpal.org/home/> for more information & to sign up for announcements & newsletters regarding openings & availability!

City of Detroit Parks & Recreation Athletic Division offers sports such as:

- **Soccer**
- **Baseball**
- **Football**
- **Basketball**



Tenants can visit <https://www.dprathletics.com/default.aspx?portalid=3134> for more information & to sign up for announcements about available programs!