

GO2GUY

SEPTEMBER 2024



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IMPORTANT UPDATES AND REMINDERS FOR OUR VALUED TENANTS

We hope this newsletter finds you well. As always, we strive to keep you informed of any important changes and updates within our community. Here are some key points and reminders for this month.



HOME CLEANING TIPS

Looking for smart ways to keep your rental fresh without spending hours on cleaning? Here are five unique and effective cleaning hacks that will make your life easier and your home cleaner!



Baking Soda Carpet Freshener

For a quick carpet refresh, sprinkle baking soda over your carpets and rugs, let it sit for 15-20 minutes, then vacuum. Baking soda absorbs odors and helps lift dirt, leaving your carpets smelling clean and looking brighter.

DIY Grout Cleaner with Hydrogen Peroxide

Tackle dirty grout without harsh chemicals. Mix hydrogen peroxide and baking soda into a paste, apply it to the grout lines, and let it sit for 10 minutes. Scrub with a toothbrush or grout brush, then rinse clean. It's an easy way to restore your tiles!

Clean Ceiling Fans with a Pillowcase

Tired of dust flying everywhere when you clean ceiling fans? Slip an old pillowcase over each blade, then pull it off while wiping. The dust stays inside the case, making cleanup a breeze and keeping your floors clean!

Window Shine with Newspaper

For streak-free windows, try cleaning them with a mixture of water and vinegar, then wipe them down with crumpled newspaper instead of paper towels. Newspaper gives you a gleaming, streak-free finish and is more eco-friendly too!

Use Vinegar to Clean Showerheads

If your showerhead has mineral buildup, fill a plastic bag with vinegar and tie it around the showerhead. Let it sit overnight, and by morning, the buildup will dissolve. Run the shower to flush out any remaining residue, and enjoy better water flow!

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FRESH ON THE MARKET

- 18988 Woodbine, Detroit
- 4 bedrooms, 1 bathroom

Call (586) 434-3411 to schedule an in-person viewing today.

\$1,790, water included



NEW 48-HOUR POLICY FOR REQUESTS

We're always working to provide better customer service. That's why we want to let you know about our new policy to make sure we respond to you as quickly as possible. We aim to respond to all requests within 48 hours, except for emergencies. Our goal is to respond within 24 hours, but by allowing 48 hours, we ensure we have enough time to review your request, assign a contractor, and get back to you.

Once a Go2Guy staff member has confirmed that your request has been seen, the assigned contractor has 48 hours to contact you to schedule an appointment. If you don't hear from them within that time, please let us know so we can take care of the issue right away. Your cooperation is really important, as many requests have gone unanswered simply because tenants haven't let us know they're still experiencing problems. We're here to help, so please don't hesitate to reach out if you need anything.

Thank you for your cooperation and understanding as we navigate through our recent changes. We are dedicated to providing you with the best possible living experience and value your continued support.

GET IN TOUCH

For all the latest updates and to stay connected with the Go2Guy community, please visit our website www.go2guypm.com and follow us on social media: <https://www.facebook.com/go2guypm/>



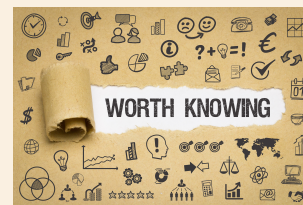
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YOU BREAK IT, YOU BUY IT!

This is a reminder for all tenants and Housing Voucher participants: As landlords, we have an obligation to provide you with a home that meets HUD's Housing Quality Standards. In return, all tenants and those participating in the Housing Voucher Program have obligations to keep the property they are leasing in the same condition.

During recent annual inspections, Go2Guy has been experiencing an increase in tenant-caused damages, with repairs costing thousands of dollars, which is unacceptable. In an effort to address this issue, we want to remind you of the importance of your obligations as our tenant per your lease agreement and your obligations as a voucher holder if you participate in housing assistance. We highly appreciate your commitment to these responsibilities.

USE YOUR TENANT PORTAL

If you're a Go2Guy tenant who has yet to explore the Resident Center, we've got you covered! Experience a more convenient way to manage your living situation with our Resident Center. Gain access to a range of online services, including making online payments, setting up recurring payments, submitting and tracking maintenance requests, accessing important documents, and enjoying resident services like credit reporting and renters insurance options. Plus, you can take advantage of our mobile app for added convenience.



KNOW YOUR LEASE

Clause 23 in all Go2Guy lease agreements states: "Maintenance and Repair: Throughout the lease term, the Tenant shall maintain the premises in good condition and allow no waste of the premises or any utilities.

The Tenant shall be liable for any damage to the premises or the Owner's other property caused by the acts or omissions of the Tenant or the Tenant's guests. Specifically, the Tenant agrees to:

- a. Pay, on the Owner's demand, to replace any broken window glass on the premises or lost or broken keys.
- b. Pay, on demand of the Owner, any amount of repair that was necessitated by the tenant's action or inaction. For instance, the Tenant will be charged for any plumbing charges related to foreign items being placed in the home's plumbing, whether by the tenant's action or inaction.
- c. If the lease term is one year or more, the Tenant will make necessary repairs to the premises.
- d. Allow the Owner to conduct quarterly inspections of the premises.
- e. Make repairs as demanded by the Owner, and if the Tenant fails or refuses to make adequate repairs within a reasonable period of time, the Owner may make repairs, and the Tenant shall reimburse the Owner for the cost of repairs with the next rental payment due after receipt of Owner's written demand for payment.

The Tenant is not responsible for maintenance or repairs on improvements of the capital nature, including, for example, the furnace, hot water heater, or any substantial portion of the roof or exterior walls, except to the extent that repair of such items is necessitated by the action of the Tenant or Tenant's guests." Tenants will be held liable for any damages to our properties.

If repairs or maintenance are required because they were caused by a tenant or guest/acquaintance of the tenant and exceed one month's rent, the tenants will be issued a 30-day notice to move, and a claim will be made to your Section 8 office for the damages. This is a serious matter, and there will be NO EXCEPTIONS!

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FREE MUSEUM ADMISSION & FAMILY EVENTS HAPPENING IN SEPTEMBER IN METRO DETROIT



Kids are expensive and outings can add up quickly, here are dates you can enjoy FREE family-fun at a local museum.

Dossin Great Lakes Museum: Monday, September 2nd

The Dossin Great Lakes Museum will be open with special holiday hours from 1-5 p.m. on Labor Day. Even better – admission will be free!

Cranbrook Institute of Science: Friday, September 6th & Thursday, September 19th

Enjoy free admission to Cranbrook Science on Friday from 10am to 10pm. On the Third Thursday, visitors can receive free admission to Cranbrook Institute of Science from 5pm to 8pm AND Cranbrook Art Museum from 11am to 8pm

Detroit Historical Museum: Sunday, September 8th

Celebrate the exhibition Kresge at 100: A Century of Impact, a Future of Opportunity with free admission to the Detroit Historical Museum from 10am to 5pm.

Michigan History Museum: Sundays, September 1st, 8th, 15th, 22nd, & 29th

Beginning with Michigan's first people's, the Anishinaabe, and ending in the mid-20th century, take a 3-story tour through time at the Michigan History Center in Lansing. The museum's hands-on exhibits look at the life and industry in interactive ways that give kids a chance to stroll from the wilderness to the copper mines and into the classroom. The Michigan History Center is open on Mondays thru Saturdays from 10am to 4pm. Admission is \$8 for adults, \$4 for youth ages 6 to 17 and children ages 5 and under are free. The Center is open on Sundays from 1pm to 5pm and admission is FREE!

Troy Historic Village: Saturday, September 14th

Enjoy the Troy Historic Village free of charge! Tour the historic buildings, try out their smartphone app, look for Cheddar the Village Mouse, and try their Village scavenger hunt. Learn about fun family programs coming up this fall.

MOCAD: Saturday, September 14th

Explore Family Days at MOCAD! Family Day activates the Museum for kids, youth, teens, and their grownups. All ages enjoy free admission and explore the galleries with opportunities to connect through hands-on art-making, gallery chats, and activity guides! September 14 from 11am to 3pm.

A2AC ArtLab | Hands-On Open-House: Friday, September 20th

Come explore and get inspired. Drop in to this FREE event and learn all about the amazing ways they create art with digital technology at the Ann Arbor Art Center. Youth, teens, adults, and families are welcome- they have something for everyone! Activities run from 4:30pm to 7:30pm

Always FREE!

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