

Resident Policy & Guide Book



- 330 Cherry
- 812 Pleasant
- 816 Douglas
- 1019 Douglas
- Colony West
- Deerfield Village
- Emerald Village
- Hickory Lane
- Jamestown
- Main Street
- Polo Village
- SouthPoint Village
- Union Square
- Washington Village
- West Campus Village
- WestPoint Village
- Western Islands
- Yorkshire Commons



EMERGENCY PHONE NUMBERS

Maintenance Emergency
(989) 772-2222

Police and Fire Emergency
911

Non-Emergency & Noise Complaints
(989) 773-1000
Police Or Fire



ELECTRICAL

Electrical Emergency (Consumers Energy)
1-800-477-5050



GAS

Gas Leak Emergency (DTE)
1-800-477-4747



-OR- Consumers Energy
(Deerfield Village Residents only) **1-800-477-5050**



@LiveWithUnited

REV. 07/17

Main Leasing Office

4175 E. Bluegrass Rd. • (989) 772-2222
9am-5pm, M-F • Call for Saturday hours
main@LiveWithUnited.com

Jamestown Apts

4075 S. Isabella Rd. • (989) 775-5522
9am-5pm, M-F • Call for Saturday hours
jamestown@LiveWithUnited.com

West Campus Village

1116 W. Campus Drive • (989) 775-6789
9am-5pm, M-F • Call for Saturday hours
westcampus@LiveWithUnited.com

Deerfield Village

3516 E. Deerfield Rd. • (989) 773-9999
9am-5pm, M-F • Call for Saturday hours
deerfield@LiveWithUnited.com

WestPoint Village

2222 S. Crawford Rd. • (989) 779-9999
9am-5pm, M-F • Call for Saturday hours
westpoint@LiveWithUnited.com

Yorkshire Commons

1251 E. Broomfield Rd. • (989) 773-7272
9am-5pm, M-F • Call for Saturday hours
yorkshire@LiveWithUnited.com



Welcome!

Welcome to United Apartments. We are very excited about starting this brand new year with our residents!

The purpose of this guide is to provide residents with a clear understanding of general management practices and policies. It also provides helpful information about how to use and care for the leased premises and property. All terms and conditions of this Resident Policy and Guide book are subject to change without notice. We are looking forward to a great year and we are glad that you have chosen to live with us this year. It's all about you at United Apartments!



Phone: **989.772.2222** Text: **989.607.1280**

Fax: **989.773.6666**



Mail: **P.O. Box 222**
Mt. Pleasant, MI 48804-0222



Web: **LiveWithUnited.com**

We accept: VISA, MasterCard, Discover,
e-checks

VISA



***We are committed to
developing and operating
housing in quality living
environments with innovation,
sensitivity, and excellence
through a partnership with
our employees, residents, and
communities.***

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PRIOR TO MOVING INTO THE APARTMENT

UTILITIES

During your residency, you will be responsible for payment of some, if not all, utilities listed below. To set-up service, please contact the utility companies. You will need to provide them with your address and occupancy date.

When splitting up the cost of utility bills each month, you can write a check for your portion directly to the applicable utility company. They will take several checks for a single bill.

***CALL AT LEAST 2 WEEKS PRIOR TO LEASE START DATE**

• Electric

Consumers Energy 1-800-477-5050



www.consumersenergy.com

• Gas

PLEASE CHECK YOUR LEASE TO MAKE SURE YOU NEED TO CALL FOR CONNECTION.



DTE 1-800-477-4747
www.dteenergy.com



Deerfield Village Residents - Consumers Energy 1-800-477-5050
www.consumersenergy.com

• Cable, Internet or Phone



Charter Communications 1-888-345-7139
Stadium Mall (near Big Apple Bagels)
2014 S. Mission St.
Mt. Pleasant, MI 48858
www.charter.com

**Most units have cable outlets in each room.

Installation of Satellite Dishes is not allowed.

ACTIVATING YOUR DIGITAL RECEIVER:

Call 1-877-764-4054 to activate your Digital Box. You will have to speak to a live representative to activate your account and give them your apartment address. Please have your Digital Box Serial Number available (located on the sticker on the back of the box), and your account number (located on the top of your box) when you call.

• Internet Service
(If included in your lease)



989-779-1800
800-828-3745
131 S. Main St.
Mt. Pleasant, MI 48858

WIRELESS INTERNET

- 102 Broadway
- 210 Bellows
- 221 Clayton
- 902 Franklin
- 920 University
- 1004 S. Franklin
- 1005 S. University
- 1007 S. University
- 1015 Douglas
- 1018 Main
- 1019 Douglas
- 1035 Lansing
- Colony West
- Emerald Village
- Jamestown AA-VV
- Union Square
- Yorkshire Commons

WIRELESS & ETHERNET INTERNET

- 330 Cherry
- 403 Bellows
- 431 Bellows
- 812 Pleasant
- 816 Douglas
- 888 Mission
- 906 University
- 1002 S. Washington
- 1008 S. Washington
- 1010 S. Washington
- 1023 Main
- 1041 Fancher
- Deerfield Village
- Hickory Lane
- Jamestown WW-YY
- Main Place
- May Street
- Polo Village
- SouthPoint Village
- Washington Village
- West Campus Village
- Western Islands
- WestPoint Village

BANKS

Isabella Bank

2127 S Mission St.
Mt. Pleasant, MI 48858
www.isabellabank.com
(989) 772-9471

PNC

1419 S. Mission St.
Mt. Pleasant, MI 48858
www.nationalcity.com
(989) 772-0941

Mercantile Bank of Michigan

2013 S. Mission St.
Mt. Pleasant, MI 48858
www.firstbankmi.com
(989) 773-2600

Chemical Bank

1908 S. Mission St.
Mt. Pleasant, MI 48858
www.chemicalbankmi.com
(989) 772-5902

Fifth Third Bank

1114 N. Mission St.
Mt. Pleasant, MI 48858
www.fifththird.com
(989) 772-0446

Independent Bank

319 E. Broadway
Mt. Pleasant, MI 48858
www.independentbank.com
(989) 772-9405

POSTAL SERVICE

For all your postal needs, please stop by or call the following branch:

813 N. Main St. (Main at Pickard St.)
Mt. Pleasant, MI 48858
(989) 773-3653

To change your address visit www.usps.com

**THE ZIP CODE FOR MT. PLEASANT IS 48858

*Please note: United Apartments staff WILL NOT accept certified mail under any circumstances.

SECRETARY OF STATE

To obtain license plates, driver's license or voter registration the office is located at:

1245 N. Mission St. (Near Meijer)
Mt. Pleasant, MI 48858
(989) 772-0132

MOVING IN

APARTMENT INVENTORY CHECK LIST

The first resident to pick up their key will be issued the apartment inventory checklist. Please take time to check over the apartment and fill this out. The checklist must be returned to the office within seven (7) days.* Failure to do so will force us to assume that everything in your apartment is in perfect condition. Please keep a copy for your own records. (Before turning in your checklist, check to make sure your smoke alarms are working. If they are not functioning properly, please call your leasing office, and an employee will be sent to your apartment to rectify the problem. Smoke detector batteries are available throughout the year in the office). Your checklist will be used for determining damages or charges assessed during or at the termination of your residency. Please, do not list repairs on the inventory checklist. Please make a separate list for any repairs to the apartment and return it to with the inventory checklist.

**From the first person who picked up their key.*

KEYS

One apartment key is issued to each resident. If you have a lock on your mailbox, you will receive one key for the apartment only, which is issued to the first person who moves in. If you lose either key, the cost for a new one is \$10. To have a new lock installed, the cost is \$75.

RENTER'S INSURANCE

We strongly urge you to obtain renter's insurance. Since we are not responsible for personal belongings under any circumstances, your coverage should include "personal property" and "liability" insurance or similar insurance to cover your belongings. Renter's insurance should cover against fire, water damage, burglary, vandalism, and personal liability. Make sure you check with your insurance agent to see what is covered.

RENT, DEPOSIT, FEES

The first rent payment, deposits, and fees must be paid prior to move-in day for each resident living in the apartment. Keys will not be issued to anyone in the apartment until all rent payments, deposits, and fees are paid up to date.

JOINT RENTAL AGREEMENT

Please remember that your lease is a joint rental agreement. If a roommate does not show up, call us immediately and we will try to help you fill the spot. Remember, you are responsible for making up any loss of rent, so your prompt attention is important. All tenants on the lease will be notified of any past due rent. Internet service may be shut off for any outstanding monies past due for the apartment.

LEASE CONFIDENTIALITY

We understand that many lease holders have parents or other relatives who may be assisting them with the financial responsibility of their lease. Although we are sensitive to the fact that they may need information regarding your lease, we are unable to divulge any information to anyone other than the lease holder. If you are on a joint contract and behind on your rent, your roommate has the right to know your account status.

ELECTRONIC COMMUNICATION

United Apartments uses electronic communication as their primary form of communication. Lessee(s) agree to receive and/or obtain any and all Electronic Communications from United Apartments. The term "Electronic Communications" includes, but is not limited to, any and all current and future notices and/or disclosures from United Apartments, as well as documents, statements, demand for possession of payment and/or service, and any other communications regarding your lease with United Apartments. Lessee(s) accept Electronic Communications provided from United Apartments as reasonable and proper notice, for the purpose of any and all rules and regulations.

MAINTENANCE SERVICE

You may request service by stopping in the leasing office, visiting our website at LiveWithUnited.com or by calling Monday through Friday from 9 a.m. - 5 p.m. Prior to your moving in, we have attempted to complete

the maintenance in your apartment. However, with so few days between move-out and move-in and such a large volume of work involved with preparing the apartments for occupancy, we cannot guarantee that all the apartment maintenance will be completed by your move-in date. If you find, upon move-in, that you need work done in your apartment, please complete the: "Maintenance Request" form, call, or visit the office during regular office hours. Your requests will be handled as soon as possible. Our maintenance staff is increased during this time, however, even with the additional help, it takes a little extra time to handle the initial large volume of requests. Repairs to the apartment can only be performed by authorized vendors approved by United Apartments.

If you have an extreme emergency after normal business hours, please call (989) 772-2222 and follow the instructions on the recorded message. An emergency is defined as an event which takes place in or about your apartment that may result in harm to you, your apartment, or another resident. Examples of an emergency are: no heat, a gas odor, lock out, plumbing leak, sewer stoppage, or no hot water.

Please do not interrupt a maintenance technician at the job site for non-emergency requests, which can be handled through the office. All non-emergency requests must be scheduled through the office.

Please do not dispose of grease down the drain. Once the grease cools it will clog the drain and may require maintenance service which you will be charged for. Grease is not to be disposed of outside on the landscaping. You will be charged for the clean up or replacement of materials.

Please do not use Draino or any other type of so called "drain cleaners" – They don't work!

DISHWASHERS

In order to reduce maintenance problems with dishwashers, the following guidelines should be used: Scrub dishes first, especially if it will be a few days before you run the load. WE recommend Cascade with Dawn. Be sure the product is advertised as an automatic dishwasher detergent, not one for hand washing dishes. **DO NOT OVERLOAD.** Once a month, pour a cup of distilled vinegar in the dishwasher and run it empty 2-3 times, or use a dishwasher cleaner such as CLR. We strongly recommend that you use "Jet Dry" in your dishwasher. This will help clean your dishes better in spite of the township "hard water". Running your kitchen faucet until the water gets hot will also help in the cleaning process.

Deerfield Village and Jamestown have water softeners, therefore not as much dishwasher soap is needed. Please check with your leasing office for the proper instructions.

DRYER MAINTENANCE

There is a lint trap located in the dryer. As the clothes dry, the lint is collected in this trap. In order for the dryer to heat properly, so that your clothes will dry, the lint trap needs to be cleaned out after each use. You might be thinking "oh, what the heck, I'll just let the next person take care of it." This could be a problem. Why? Because: a) a buildup of lint will mean that it will take longer for your clothes to dry. b) An excessive amount of lint buildup could actually cause a fire. The Consumers Product Safety Commission cautions: "make no mistake, lint buildup is dangerous and highly flammable."

LOCKOUT POLICY

If you lock yourself out of your apartment during office hours, please go to the appropriate leasing office for your complex.

If you misplace, lose, or leave your keys elsewhere and need access after office hours (9 a.m.-5 p.m. M-F) to your apartment or home, personnel will open your door for a fee of \$20. The fee will be charged to your account by office staff on the next available business day, and must be paid within 7 days. Should you damage the entry door, window or screen in an attempt to enter your apartment without a key, you will be charged the cost of the "damage" which will be considerably more than \$20. If our representative does not know the person he/she will be giving access to, that person will be required to show a valid driver's license. No person (including relatives and other residents) will be given access to an apartment unless they are on a signed lease agreement as leaseholder or occupant.

GENERAL APARTMENT MAINTENANCE AND CARE

DECORATING YOUR APARTMENT

Please refer to the following guidelines when personalizing your apartment:

- **DO NOT PAINT**
- Do not use adhesive wall hangers. They are difficult to remove without leaving a mark on the wall and/or damaging the wallboard itself.
- Mirrors, cork tiles, contact paper, etc., with an adhesive backing should not be applied to the walls, interior cabinets, floors, or bathtubs.
- Please do not install wallpaper or borders.
- Small nails and picture hooks may be used (but not too excessive) to hang pictures and other decorations. Please remove all nails and picture hooks upon moving out.
- Please do not put dart boards up without protecting the wall or door surrounding the dart board.
- Please do not put up glow-in-the-dark galaxies or stars. They cause severe damage to the wall and ceiling when removing them.
- **CANDLES/OILS/CIGARETTES:** The burning of candles, incense, plug-ins, and/or scented oils is prohibited. They may leave the walls and/or ceilings discolored (blackened). This discoloration doesn't wash off completely, so some rooms, or even the entire apartment, may have to be repainted. This will be done at the Lessee's expense. If there is excessive smoke damage from the use of cigarettes, costs to correct this damage may also be deducted from the Lessee's security deposit.

LOCKS

Residents are prohibited from installing locks on any apartment doors. If we have to remove a lock, there will be a \$40 fee for bedrooms and a \$70 fee for entry doors. HASP LOCKS/SLIDE LOCKS OR CHAINS ARE NOT ALLOWED ON ANY DOORS. PLEASE DO NOT INSTALL THEM.

SMOKE DETECTORS

If your smoke detector malfunctions or continually beeps, please call the office and place a maintenance request. Be sure to inspect your smoke detectors before turning in your Inventory Checklist. After your lease begins, you agree to check the smoke detectors periodically to ensure that they are always in proper working condition. During the term of the lease, it is your responsibility to replace worn out or weak batteries. Batteries are available throughout the year at the office. **SMOKE DETECTORS ARE NOT TO BE TAKEN DOWN AND MUST ALWAYS BE OPERABLE.** If your apartment is equipped with a Carbon Monoxide Alarm, you must leave it plugged in. If it is found missing or broken, you will be charged \$65 to replace it.

LIGHT BULBS AND BATTERIES

Replacement of light bulbs and batteries are your responsibility. We do replace fluorescent light bulbs. Halogen light bulbs/lamps must be used with extreme caution. Do not place halogen bulbs near draperies or other flammable materials. You must monitor the use of these bulbs, including the heat level. United Apartments will not be responsible for any damages incurred from halogen bulbs/lamps.

CARE & MAINTENANCE OF GRANITE COUNTERTOPS

The granite that is installed in your unit is a natural product that needs simple care. A good rule of thumb is to never clean the granite with anything you wouldn't use on your hands. Here are some recommendations for routine care and cleaning:

- Clean stone surface with a few drops of a mild liquid dishwashing detergent diluted in a gallon of warm water. Thoroughly rinse and dry the surface to give it a spot free finish. Too much cleaner or soap may leave a film and cause streaks. If this happens, clean up excess soapy film with clear warm water and a clean sponge or rag.
- Do not use scouring powders or liquids; these products contain abrasive chemicals or ammonia that may damage the finish. Don't use cleaners that contain ammonia such as bathroom cleaners, grout cleaners or tub and tile cleaners. If you need to scrub surface, a plastic scouring pad/sponge, some warm water and some good old-fashioned elbow grease works wonders.
- Do not use cleaning products that contain lemon, citrus, vinegar or other acids on the granite.

- If you have a spill on your countertop containing wine, lemon juice, harsh cleaners, vegetable oil or vinegar blot the spill with a paper towel immediately. Don't wipe the area, it will spread the spill. Rinse this area with clean water several times. Dry the area with a soft cloth. Repeat as necessary.
- Do not sit or stand on the granite countertops.

COOKING WITH GREASE

Please do not pour grease down any drain. When the grease cools it will clog the pipes and require a maintenance repair for which you would be charged. Please use some type of metal container for disposal of your leftover grease.

CARPET CARE

The care and maintenance of the carpeting in your apartment is your responsibility. The carpet should be vacuumed frequently. When ironing your clothes, please use an ironing board. If you place a hot iron on the carpet face down, it will melt the carpet. This may result in repair charges of \$300 or more.

TOILETS

The sewer system is designed to handle all normal drainage and human waste. Damage caused by negligence will be charged to the resident. To avoid being charged for removal of blockage, we recommend that you use a toilet plunger and attempt to clear the blockage yourself before requesting service. A plunger is provided in all apartments. Please call the office and request a plunger if you don't have one in the apartment. Please do not flush sanitary napkins, tampons, Q-tips, or hair down the toilet.

PLUMBING LEAKS - BURST WATER PIPES

Each fixture supplied with water has an individual shut-off valve. If you discover a water leak or if a pipe bursts, please turn off the valve (rotate clockwise) and notify Maintenance immediately. However, if the valve does not turn fairly easy - please don't force it.

Please shut windows during winter break, and we ask that you keep your heat maintained at a temperature of no lower than 60 degrees, to avoid frozen pipes. **If pipes freeze due to your negligence, you will be charged!!!**

ELECTRICITY

When you move-in, please turn breakers on if you have already set up power with Consumers Energy. Please familiarize yourself with the location of the circuit breaker box in your apartment. If the lights go out or an appliance suddenly stops working, check the circuit breaker box. A tripped breaker must be tripped to the OFF position. Move breaker back to the ON-RESET position to restore power. Breaker boxes are usually located in a bedroom behind the door.

STORAGE

Fire codes prohibit the storage of charcoal, kerosene, gasoline, or any other flammable or explosive agents inside your apartment.

PEST CONTROL

We provide pest control service to all residents. United Apartments has contracted with Four Seasons Exterminating to maintain a preventative program throughout the year. In addition, we have a regular schedule for individual residences each month. Please contact the office to schedule an appointment or to report a specific problem.

Bed Bugs

The Staff of United Apartments is committed to an effective and efficient response to tenants who suspect they may have bed bugs.

Bed bugs are small nocturnal insects that live by feeding on the blood of humans and other warm-blooded hosts. Bed bugs are generally active only at dawn, with a peak feeding period about an hour before sunrise. After feeding for about five minutes, the bug returns to its hiding place.

Bed bugs were originally brought to the United States by early colonists from Europe. Bed bugs thrive in places

with high occupancy, such as hotels and apartments. Bed bugs were believed to be altogether eradicated 50 years ago in the United States and elsewhere with the widespread use of DDT.

As soon as a tenant suspects that he/she may have bed bugs, they must contact United Apartments Office at (989) 772-2222 or place a Maintenance request immediately. United Apartments will notify an exterminator as soon as possible so they can be dispatched to the location to perform a complete inspection of the unit in question. Please note that should a tenant notify United Apartments on a weekend or holiday, a staff member will be contacted the next business day. It is highly recommended that tenants contact the United Apartments office as early as possible on a regular business day.

If the exterminator finds that there are no bed bugs present in the unit, then no further action will be taken. The tenant is asked to continue monitoring his/her living space, and notify United Apartments immediately if there are further problems.

If the exterminator concludes that bed bugs are present in the apartment, United Apartments will provide the affected tenants apartment with a detailed list of instructions for the removal and laundering of their personal belongings. Failure to properly prepare for treatment after instructions are given or failure to allow treatment for bed bugs may lead to eviction. Tenant(s) will be responsible for full cost of exterminator bill if they are at fault.

Only the exterminator can confirm or deny the presence of bed bugs. Tenants may not at any time deny the exterminator or the United Apartments staff access their living space (including their bedroom, common space, kitchen, bathroom etc...)

Please visit this informational website for more information. http://www.medicinenet.com/bed_bugs/article.htm

HEATING

If you have electric heat, please use all registers to heat the apartment. It will be much more efficient to help control the cost of your electric bill. Space or portable heaters are strictly prohibited. Please do not turn thermostat below 60 degrees or leave a window open during freezing weather. Furnace and water heater rooms are to be kept completely empty.

WATER BEDS

Water beds can only be used in bedrooms on the lower level that have cement floors under the carpeting.

REGULAR BEDS

Must have a frame under the mattress on ground floor. A mattress placed directly on the carpet can mildew if the floor underneath is concrete.

HAZARDOUS ITEMS

NO knives, guns, firearms, or other weapons will be allowed anywhere inside the leased premises or on the property. No motorcycles or mopeds will be placed inside the leased premises at any time. Lessor will allow barbells if the leased premises contains a cement floor and the barbells are used only in that area with a cement floor.

COMMUNITY APPEARANCE

Your apartment community is your home. We are proud of our community and need your pride in the community as well. This way, our community will be a safe and attractive place in which to live and entertain your guests. We ask that you abide by the following policies to maintain an attractive community:

Sheets, blankets, aluminum foil, and other such items are not acceptable window coverings.

Sidewalks and entrances should not be obstructed, encumbered, or used for any purpose other than entering and leaving your apartment.

Children may play in common areas of the property (grass areas or on sidewalks) as long as toys and other objects are not left unattended when the child is finished playing. Children are prohibited from playing in the parking lot.

The lawns and plant beds around the building should be kept clear of furniture, garden hoses, bicycles, toys, and other personal property.

No sign, advertisement, notice, or other lettering should be exhibited, inscribed, painted, or affixed by any resident on any part of the outside building(s), garages or entryways.

No awning or other projection may be attached to or protrude beyond the outside walls of the building.

No radio(s), television aerials, wires, or satellite dishes may be erected in or about any part of the building.

No clothing, rugs, or other items may be hung out of the windows or on laundry lines outside.

Only patio furniture that is in good condition may be placed on the porches or patios.

Please do not sweep or throw from your apartment any dirt or other substance onto your patio, plant bed, or sidewalk.

Garage doors are to be kept closed except for ingress or egress. Garages are not to be used for storage.

Window sills shall be kept free from all personal property. No air conditioning unit shall be installed without written consent of Landlord.

Cigarette butts are considered trash and discarding them outside is considered littering. It is YOUR responsibility to keep the area around your apartment free and clean of cigarette butts.

TRASH DISPOSAL

The basements and/or common areas of your unit are not to be used for storing trash. If any trash is found stored in the basement of your unit you will be charged \$30-\$50 per bag/per item, depending on size. There will also be a \$30-\$50 per bag/per item charge for any trash which accumulates on the porches, around the outside of your unit, or in the common areas for any length of time. This includes trash, cans, bottles and cigarette butts in and around your entryway. The maintenance staff will be continually checking for trash problems and these charges will be enforced. Please call the office at (989) 772-2222 with any questions or concerns.

Please put all household trash in garbage bags and place the bags in the dumpster or trash bin that is provided.

TRASH CARTS & RECYCLE BINS

Tenants who are residing in the city of Mt. Pleasant who have trash carts and recycle bins must make sure trash is in trash bags inside the cart or bin. Please make sure your trash carts are taken to the curb or designated area the night before or before 7 a.m. on the day of your trash pickup. Trash carts and recycle bins must then be removed the same day. If United Apartments has to send maintenance staff to move the carts or bins in or out you will be charged a \$25 fee and/or the cost of the ticket from the city of Mt. Pleasant plus a 10% service charge. Please check with the West Campus Office on trash pickup days and location.

BARBECUE GRILLS, FIRE PITS & FIREWORKS

Propane tanks, charcoal or lighter fluids are not allowed in the apartments, hallways, entry ways or storage units. Grills must be kept 20 feet from the building to avoid melting of the vinyl siding. **CHARCOAL GRILLS ARE PROHIBITED.**

FIRE PITS or Bon Fire pits of any kind are strictly prohibited on the property. Any violation or damage will result in a fee to the Lessee(s).

FIREWORKS may not be stored or used/ lit on the property and are strictly prohibited. Any violation or damage will result in a fee to the Lessee(s).

Any of the above mentioned items found on the property/premises will be removed by United Apartments at the Lessee(s) expense.

PARKING

Parking stickers are free for our residents. The vehicle you are registering must be in your name or your parent's name in order to obtain a parking sticker. If you change cars, you must bring in your old parking sticker in order to receive a new one. There is no charge for the new sticker. If you do not bring in your old parking sticker, there will be a \$100 replacement charge. If it is found that a United Apartments parking sticker has been duplicated or placed on a different vehicle, there will be a \$500 charge, per sticker, and a possible eviction for the guilty parties involved. **LIMITED PARKING IS AVAILABLE.** Absolutely no parking is allowed in the cul-de-sac drive, fire lanes, or on unmarked pavement. We tow 24 hours, 7 days a week. Please, obtain a visitor pass from the office if you plan to have visitors. Visitor passes are FREE. If you have a different car or a temporary car, please stop by and get a FREE temporary pass.

*Western Island tenants understand that United Apartments will only issue 3 parking stickers for the Western Island lot and if a 4th sticker is needed, a West Campus sticker will be issued.

*Parking stickers are issued annually and are valid from May to May.

*No guest parking passes will be issued for Western Islands or 1041 Fancher.

General Parking Regulations For All Residents

- The vehicle cannot take up more than one (1) parking space at any time.
- The vehicle cannot be parked on the grass, in reserved areas, fire lanes, or right-of-ways.
- The vehicle must be in good operating condition and drivable.
- The vehicle must display a valid license plate.
- A vehicle (recreational or otherwise) or boats cannot be "stored" on the property for any length of time.
- Major automobile repairs made in the parking lot are prohibited. Emergency repairs only.

Handicap Parking

A valid state-issued handicap decal is required to park in all designated handicapped parking spaces. Improper use or failure to display a handicap decal may result in a fee of up to \$500 and/or towing of your vehicle.

FAILURE TO CONFORM TO OUR PARKING REGULATIONS MAY RESULT IN TOWING AND STORAGE AT VEHICLE OWNER'S EXPENSE AND REVOCATION OF PARKING PRIVILEGES.

Mid Michigan Towing: (989) 386-8002

SNOW REMOVAL

United Apartments provides snow removal at your apartment complex. Please notify the office immediately if an area needs attention. Tenant is responsible for snow and ice removal on steps, porches and stoops surrounding the leased premises. United Apartments will make a snow shovel available to the tenant(s) for this purpose. Please remember that it is a challenge to remove all of the snow from the parking spaces. Any help coordinating the moving of cars to provide access for removing the snow is greatly appreciated. Please call our office to coordinate a “special” plow and for further information.

GENERAL POLICIES

CABLE AND INTERNET SERVICE

In the event that rent becomes delinquent, or if there are any outstanding balances on the account resulting in violation of the lease contract, the internet and cable services will be disconnected. Service will be restored once it is confirmed that all tenants are current on all outstanding balances.

Your Cable provider is Charter Communications. Below is a list of instructions to help you with inquiring about or setting up additional Charter services on top of the Charter video services currently being provided by your property.

Charter has already installed **ONE** digital receiver, cable cords, and remote per apartment in the living rooms, **which must remain in the apartment at the end of your Lease**, or you will be charged a replacement cost of \$75 for any missing or damaged receivers, and \$15 for any missing or damaged remotes. The digital receiver provided by United Apartments will only be programmed to view regular television (you will not be able to order any additional services from this receiver).

Every television receiving service in the apartment will require a set-top box. Each resident will be responsible for going to the local Charter office to register his/her name and receive a **FREE** digital cable receiver for his/her bedroom. Charter informed us that they would supply one digital set-top box per tenant at no additional cost to the tenant. **The additional cable receivers, remotes, and cords that you get for your bedrooms will need to be taken back to the local Charter office at the end of your lease.**

Residents will have several options for getting their own digital receiver:

1. Go to the local Charter store at the North end of the Stadium Mall at 2014 S. Mission Street and pick up **one** free digital receiver per bedroom and do a self-install on your TV.
2. Call 1-888-345-7139 and have the video equipment sent to your home and do a self-install on your TV.
3. Call 1-888-345-7139 and schedule a professional install for \$29.95.

You can view the Charter Communications channel line up on our website www.livewithunited.com, or stop into one of our offices to receive a paper copy.

To get technical support with any problems you are having with your Charter services, please call **1-888-345-7139**. If you have any challenges with this process please escalate the concern to your property manager, who will work directly with Charter to help resolve your concern.

HIGH-SPEED INTERNET ACCESS

Resident(s) will receive high-speed internet access for the duration of their lease with United Apartments. Resident(s) understand that their Owner has contracted with an Internet Service Provider (the “Provider”) so that Resident may have high-speed internet access (the “Service”) in the apartment. The use of the Service by Resident is subject to the terms and conditions set forth in the subscription contract Lessor signs with Provider. **Your ISP is CMS. They can be reached at (989) 779-1800, 131 S. Main St., Mt. Pleasant, MI 48858**

The use of the Service by Resident is subject to the following terms and conditions:

1. **Owner May Determine Permissible Uses of Service** - Owner reserves the right to determine, at its sole discretion, what use of Service is or is not permissible.
2. **No Rent Abatement For Service Disruptions** - Owners shall in no way be liable or responsible for any loss, damage, or expense that Resident may sustain or incur by reason of any change, failure, interference, disruption, or defect in the supply or character of the Service or if the quantity of the Services supplied by the Provider is no longer available or suitable for Resident's requirements, and no such change, failure, interference, disruption, defect, unavailability, or unsuitability shall constitute an actual or constructive eviction, in whole or in part, or in any way entitle Resident to any abatement or diminution of rent or in any way relieve Resident from any obligation under the Lease.
3. **Resident Responsible For Equipment Damage** - Resident agrees to indemnify and hold Owner harmless from and against any and all claims, demands, costs, expenses (including attorney's fees) and causes of action arising out of, or in any way relating to, actions or inactions by Resident, including, but not limited to, any amounts Owner is required to pay to cover the costs of any such damage to Provider.
4. **Routers - Wired and Wireless** - Tenants may use wireless or wired routers ONLY in complexes that are "wired". PLEASE ONLY ONE ROUTER PER APARTMENT. MULTIPLE ROUTERS WILL CAUSE INTERFERENCE AND POTENTIALLY MAKE EVERYONE'S INTERNET SLOWER. Prior to installing your router, you MUST either stop in to CMS's office with the router for an overview on how to properly hook it up or hire CMS to come out and install the router. Either way, you are still using the router at your own risk. United Apartment's internet service provider is not required to provide technical support for routers. In addition, any tenant that incorrectly hooks up a router, which in some cases can cause problems for other tenants, may at the discretion of United Apartments, have their internet service terminated and/or charged a maintenance fee of up to \$300.00
If we find a router that is hooked up backwards, the following actions will take place:
 - a) The apartment will be charged up to \$300.00
 - b) The internet service for the entire apartment will be turned off.
 - c) The service will not be turned back on, until the router is either removed or hooked up properly, and the charge is paid in full.
5. **Technical Support** - Basic technical support with connectivity issues is provided by United Apartment's internet service provider. This support includes basic configuration of desktop and notebook PC's only. Technical support is not provided for other devices including, but not limited to: Xbox, Playstation, Nintendo Wii, phones and tablets, etc. Tenants may register and use these devices at their own risk.
6. **Viruses, Spyware, etc.** - We strongly suggest keeping your computer up to date with the latest anti-virus and anti-spyware programs and definitions. Any computer found to be infected with viruses, spyware, or other malicious programs may be disconnected from the network at the discretion of United Apartment's internet service provider until the system is cleaned. In addition, if the machine is not cleaned and is found to be causing problems for other tenants including but not limited to slow service, the tenants may be charged a maintenance fee of up to \$300.00.

CHRISTMAS TREES

Please, do not bring real Christmas trees into the apartment, they are a fire hazard. Artificial trees however, are permitted.

COMMON AREAS

Common areas are for the use and enjoyment of all residents. You must comply with the common area rules:

1. **Definition.** Common areas include all community property not contained within individual apartments. These areas include hallways, stairwells, lobbies, laundry rooms, basement areas, roof areas, courtyards, lawns, pathways, and any amenity areas, such as pools, gyms, or sports courts.
2. **Laundry, trash, refuse.** Residents may not leave laundry, trash or refuse of any kind in common areas. Please keep these items inside your apartment or dispose of them properly. Residents are not to leave trash or hang laundry on their porch or balcony. If United Apartments has to remove any trash or refuse there will be a \$30-\$50 per bag/per item charge, depending on size.

3. **Unattended personal property.** Residents may not leave personal property unattended in common areas. Personal property left unattended in common areas may be removed by community staff. If personal property is chained or secured in common areas, the staff may cut the chain or lock in order to remove the item. The community will store property that is removed at the resident's expense, and the resident must pay any storage fees that accrue prior to claiming the property.
4. **Nuisances.** Residents may not create, or allow their family members, guests, or invitees to create a nuisance in common areas. Nuisances may include, but are not limited to, loud noises, offensive conduct, inappropriate attire, running, skating, riding skateboards or bicycles, playing music without headphones, and smoking.

MOVING OUT

You will receive a separate notice on the procedures for vacating your apartment. Please call the office if you have specific questions, or if you have not received your move-out notice 30 days prior to moving. Move out instructions are available on our website, LiveWithUnited.com

PARTIES

Paragraph 19 of your lease reads as follows: **NO PARTIES.** The space you are leasing is to be used as a living dwelling ONLY, not for the purpose of "having a party" or any other activity that disrupts other tenants. VIOLATION of this is also a violation of the Mt. Pleasant and/or Union Township Nuisance Ordinance. You may be subject to a \$300 charge per person if you have a party. When having guests over, you are responsible for their actions. Please keep the stereo and noise level down. Please keep the bass down when playing your stereo. It travels to the next apartment very easily.

GATHERING ORDINANCE

City of Mt. Pleasant Nuisance Gathering Ordinance:

§96.04 Nuisance Gathering.

(A) Nuisance Gathering Defined – A gathering which is conducted on premises within the city and which, by reason of the conduct of those persons in attendance, results in any one or more of the following conditions or occurrences: public drinking or drunkenness; public urination or defecation; the unlawful sale, furnishing, or consumption of intoxicating beverages; the unlawful deposit of trash or litter on public or private property; the destruction of public or private property; the generation of pedestrian or vehicular traffic which obstructs the free flow of residential traffic or interferes with the ability to render emergency services; excessive, unnecessary or unusually loud noise which disturbs the comfort and quiet repose of the neighborhood; public disturbances, brawls, fights or quarrels; or which results in any similar conduct or conditions which annoys, injures, or endangers the safety, health, comfort, or repose of the neighboring residents, or results in any indecent or obscene conduct, or results in any immoral exhibition or indecent exposure by persons at the gathering, is hereby declared to be an unlawful public nuisance.

(B) Nuisance Prohibited – Any person being the owner, occupant, tenant or otherwise having any possessory control, individually or jointly with others, of any premises who either sponsors, conducts, hosts, invites, suffers, permits, continues, or allows to continue a gathering which is or during the course thereof becomes a public nuisance as defined by division (A) above is hereby deemed to have committed a violation of this Code of Ordinances, and upon conviction shall be subject to the penalties as provided by §96.99. In any prosecution for a violation of this section, proof of specific intent shall not be required as a necessary element.

(C) Persons Attending Nuisance Gathering – Any person in attendance at a nuisance gathering as defined by division (A) above whether or not such person has any possessory control shall be deemed to have committed a violation of this section and upon conviction, shall be punished as provided in §96.99.

Union Township Ordinance:

61.003 - Nuisance party.

Sec. III

3.1.

Nuisance Party Defined – A social gathering or party which is conducted on premises within the Charter Township of Union, and which, by reason of the conduct of those persons in attendance, results in any one or more of the following conditions or occurrences: public drinking or drunkenness; public urination or defecation; the unlawful sale, furnishing, or consuming of intoxicating beverages; the unlawful deposit of trash or litter

on public or private property; the destruction of public or private property; the generation of pedestrian or vehicular traffic which obstructs the free flow of residential traffic or interferes with the ability to render emergency services; excessive, unnecessary or unusually loud noise which disturbs the comfort and quiet repose of the neighborhood; public disturbances, brawls, fights or quarrels; or which results in any similar conduct or conditions which annoys, injures, or endangers the safety, health, comfort, or repose of the neighboring residents, or results in any indecent or obscene conduct, or results in any immoral exhibition or indecent exposure by persons at the social gathering or party, is hereby declared to be an unlawful public nuisance.

3.2.

Nuisance Party Prohibited – Any person being the owner, occupant, tenant or otherwise having any possessory control, individually or jointly with others, of any premises who either sponsors, conducts, hosts, invites, suffers, permits, continues, or allows to continue a social gathering or party which is or during the course thereof becomes a public nuisance as defined in 3.1 [61.003(3.1)] above is hereby deemed to have committed a violation of this Ordinance, and upon conviction shall be subject to the penalties as provided herein. In any prosecution for a violation of this Section, proof of specific intent shall not be required as a necessary element.

3.3.

Persons Attending Nuisance Parties – Any person in attendance at a nuisance party as defined by 3.1 [61.003(3.1)] above, whether or not such person has any possessory control, shall be deemed to have committed a violation of this Ordinance and upon conviction shall be punished as provided herein.

ACTIVITIES RESULTING IN DISTURBANCE, DISTRESS OR DAMAGE

Individual or group activities (including guests or invitees of any resident) that may result in a disturbance or distress to others, or that cause or may potentially cause damage or destruction to self or property, are prohibited. Damage to physical property and/or the apartment will be billed to the resident who caused such damage. If it cannot be determined who caused the damage in an apartment, such damages will be billed equally among all residents residing in the apartment.

PETS (All terms and conditions are subject to change without notice.)

ABSOLUTELY NO PETS, NO VISITING, NO PET SITTING! The only pets allowed on the premises at no charge are fish and small birds such as a canary or parakeet, anything larger is NOT ALLOWED. Fish tanks can only hold a maximum of 20 gallons.

All other pets are forbidden on the property inside or outside. There will be a charge of \$1,000 per pet, per incident, as stated in your lease agreement for any violation of this policy. You may be faced with eviction, except for those registered legally with the office. If United has to replace carpet due to damage from pet, tenant will be charged full cost for stripping, disinfecting, and replacement of carpet. Pets must be approved by your leasing office and registered **BEFORE** the pet is brought onto the premises. The pet agreement must be signed by all tenants signed on the lease. Tenants with a registered pet are responsible for picking up after them. A \$100 fee may be charged if United has to do the clean up.

Colony West, Deerfield Village, Jamestown (Buildings AA-XX ONLY), Union Square, WestPoint Village & Yorkshire Commons

We strongly suggest any apartment with a pet have RENTERS INSURANCE

- All pets must be pre-approved & registered before brought inside apartment. **No visiting pets are allowed.**
- Fish (No Charge) - kept in tanks or aquariums up to 20 gallons exception; poisonous or carnivorous fish are not allowed.
- Birds (No Charge) - any normally caged bird kept as a pet such as a Canary, Parakeet or Finch and must stay in cage and not allowed to fly throughout apartment.
- Cats - must be common, domestic house cats that have been declawed and spayed/neutered.
- Dogs - must not exceed fifty 50 pounds when fully grown. Must also be leash trained, housebroken and spayed/neutered. The following breeds are **NOT** allowed: Pit Bulls, Rottweilers, Doberman Pinschers, Labs, Chow Chows, Boxers, Husky, Siberian Husky, Alaskan Malamute, Akita, Dalmatian, German Shepherd or similar breeds and mixes as solely determined by landlord.
- Guinea Pigs, Hamsters, Rabbits and Gerbils - in cages only.
- \$650.00 pet **FEE** (non-refundable) **PER PET. Limit 2 per household.**
- \$325.00 pet **FEE** (non-refundable) **PER PET** for caged animals under (4) pounds.
- **The landlord DOES have the right to refuse certain breeds.**

Prohibited Pets at all locations:

- Exotic pets such as snakes, monkeys, or game animals are strictly prohibited.
- Animals whose primary habitat is the wild (skunk, etc.) are strictly prohibited.
- Insects of any kind (spiders)
- Reptiles (except turtles and caged reptiles under four (4) pounds)

All terms and conditions are subject to change without notice.

AIDING AND ABETTING:

Aiding and abetting means you are personally responsible if something is happening in your apartment that you know of, are present for, or assist in. This also applies anywhere on campus if you are present during a policy violation. You are equally as responsible for the violation if you fail to report the violation. One example of this may be a roommate having an illegal pet. All roommates would be held responsible for this policy violation because they are aware of the violation and did nothing about it. Alcohol, drugs and parties that carry heavy penalties can have a great effect on roommates. If you know that a roommate has or uses drugs in your apartment/suite, you can also be held responsible for those drug violations. To avoid being in violation for aiding and abetting, you need to immediately report violations. Leave the apartment if needed and call the police or notify your landlord.

Residents are expected to act in a manner that will not disturb the academic pursuits of roommates or neighbors or infringe upon the privacy rights, health or safety of others. Understand that any activity that has a negative impact on the roommates or neighbors will not be tolerated.

ILLEGAL OCCUPANTS

Lessee understands that if others are found STAYING, LIVING OR STORING BELONGINGS in the apartment, an additional sum of \$5,000 per person will be due for people not signed on the original contract. Any person not a party to this lease who resides in the leased premises will be considered an unauthorized tenant who is residing in the leased premises. Such unauthorized tenancy may be in violation of a governmental licensing code and as such could constitute a material breach of this lease, subjecting Lessee to being evicted from the premises. Lessee agrees not to allow non-tenants (anyone not currently obligated to pay rent to Lessor) to store any belongings of any kind in tenants' apartment at any time. Any non-tenant's belongings must be removed within two (2) days of notification. Lessee can only store their own belongings in an apartment where they are signed on the lease.

RENT PAYMENT

Always check your lease to be sure, but rent is due on the FIRST of the month and is considered delinquent on the sixth day of the month. As indicated in your lease, if your rent is not paid by the fifth of the month, a \$30 late fee will be assessed.

If you mail your rent check, please make sure that the envelope is postmarked by the fifth of the month and that you make the check payable to United Apartments. In order to ensure that your rental payment is properly credited to your account, please make sure your apartment number and complex are written in the upper left hand corner of the check. A delinquent account can be reported to the national credit bureau and habitual late payment of rent will be cause for termination or non-renewal of the Lease Agreement.

Rent payments will be accepted in the form of cash, check, money order and debit card payments in all of our leasing offices. We accept several credit card payment options and via our website at LiveWithUnited.com. You can use your Visa, MasterCard, Discover and e-checks now with no convenience fee/charge. Take advantage of our new, online Auto Pay options. There are no longer any forms to fill out. Everything can be set up online!

Checks that are returned by your bank for any reason will be subjected to a \$30 fee. If two (2) checks are returned for any reason by your bank, we will require that your rent, for the remainder of the lease term, be paid by cash, certified check, money order, cashier's check, or credit/debit card.

Rent Payments can be mailed to: P.O. Box 222, Mt. Pleasant, MI 48804-0222

***Reminder - United Apartments WILL NOT accept certified mail under any circumstances.**

SECURITY DEPOSIT

Your security deposit is not rent! It is a deposit to ensure fulfillment of your lease obligations and as contingency fees against any damages to the apartment. The security deposit cannot be applied to your last rent payment. If each resident fulfills the lease, according to its terms and conditions, only charges for damages will be deducted from your security deposit. Your security deposit will be refunded to you within approximately 30 days after the last tenant has turned in their keys, or the end of your lease, whichever is later.

SECURITY

The landlord will not be obligated to maintain or support activities within the Apartment Community designed to make the Apartment Community safer than it otherwise might be. The Landlord in no way is to be considered an insurer or guarantor of security within the Apartment Community, nor will the Landlord be held liable for any loss or damage by reason of failure to provide security or of ineffectiveness of security measures undertaken, except for liability resulting from the Landlord's failure to perform, or negligent performance of, a duty imposed by law. No representation or warranty is made that any fire protection system, burglar alarm system or other security system cannot be compromised or circumvented, nor that any such systems or security measures undertaken will, in all cases, prevent loss or provide the detection or protection for which the system is designed or intended. The Resident acknowledges, understands and covenants to inform the Resident's family members, guests, uninvited visitors, and invitees that the Landlord is not an insurer and that each person coming into the Apartment Community assumes all risks for loss or damage to persons and to property resulting from acts of third parties. The exterior doors of buildings with common halls are not intended as security doors and are to be kept closed to keep the elements out of the common areas. The Resident must promptly notify the Landlord if any exterior door or any lock on any exterior door is not functioning properly, or if other residents in the building are circumventing the lock by propping the door open or by other means. The Resident is responsible to keep the doors and windows of the Apartment locked and assumes the risks for loss or damage resulting from admitting persons to the Apartment.

Following are a list of resident advisories to increase awareness in helping to avoid a mishap from occurring:

- Always use your door viewer (if applicable) to see visitors before you admit them.
- Do not open your door to strangers if they ask to use the phone due to an emergency. Make a call for them.
- Keep your keys in your hands ready to unlock the automobile or front door when coming and going.
- Keep your doors and windows locked, even if you are only going to dispose of trash or go to the laundry room.
- Go to the laundry room or to your mailbox during the daylight hours whenever possible.
- Do not give information out to unknown telephone callers.
- If you are a woman at home alone, pretend that you have a male companion there with you.
- If approached by an unknown person, ask them what they want. If the answer is not satisfactory, start yelling or screaming as loud as possible.
- If you arrive home and suspect that someone has been inside, do not go in. Go to a phone and call 911.
- Never leave valuables visible in your car. Lock them in the trunk.
- Valuables such as televisions, radios, and recorders should be marked with driver's license in case of theft. The police department will often loan you an engraving pen at no charge.
- If you see suspicious people in the corridor, call the police.

SUBLEASING

As a contrary, we prefer that all roommates approve a sublessor, but it is not required. If Lessor has to sublease for Lessee the cost is two hundred dollars per person, plus any loss of rent. The premises shall be occupied only by the undersigned. Lessor will not allow double subleasing for the apartment. Subleasing is only allowed for a minimum of one semester. Subleasing for summer only is not permitted.

END OF LEASE INFORMATION

- Electric
- Gas

SHUT OFF YOUR UTILITIES

Consumers Energy 1-800-477-5050

DTE 1-800-477-4747

Deerfield Village - Consumers Energy 1-800-477-5050



MOVE OUT PROCEDURES

Please place your door key, mail key, parking sticker and a forwarding address in a sealed envelope with your name and apartment number on it. Please remember that even if you are doing summer storage all keys must be turned in at the end of your current lease.

Failure to return your parking pass will result in a \$100 charge!

There will be a \$70 charge for a lock change if ALL apartment key(s) are not returned.

There will be a \$45 charge for a lock change if the mail key is not returned.

There will be a \$100 charge for driving and/or parking on the lawns during move-out.

Please take all of the above items to your Leasing Office. **If you return the items when our office is closed, please put all of the above items in one sealed envelope in the drop box located near the entrance door. Emerald Village tenants will need to leave garage door remotes on kitchen counter. Please DO NOT put in dropbox.**

IF YOU HAVE A SECURITY DEPOSIT, IT WILL BE MAILED TO YOU WITHIN THIRTY (30) DAYS FROM THE TIME THE LAST KEY TO THE APARTMENT IS TURNED IN, PROVIDED YOU HAVE LEFT A FORWARDING ADDRESS.

CABLE HOUSE BOX AND REMOTE

Cable House box and remote are to remain in the unit after move out. **DO NOT** return to the Charter Office.

There will be a \$75 charge for any cable box that is missing from apartment.

There will be a \$15 charge for any remote that is missing from apartment.

There will be a \$10 charge for any cable cords missing from apartment.

REQUIRED CLEAN-UP LIST

The main reason for a security deposit is to assure that a resident takes reasonable care in his or her use of a rental property. Reasonable care means that the property should be returned to the owner in the same condition as it was when originally rented. This assumes that the resident will need to spend some time and effort in cleaning the property prior to vacating so the owner can re-rent it quickly. The owner much prefers returning your security deposit for your efforts.

PLEASE REMEMBER TO:

- Clean walls
- Clean kitchen range including all burners, drip pans, and under the trays.
- **PLEASE TURN THE REFRIGERATOR OFF AND LEAVE THE DOORS PROPPED OPEN AFTER CLEANING. THE REFRIGERATOR CAN BE DAMAGED BEYOND REPAIR IF LEFT "OFF" AND "CLOSED".** There will be a **\$60 charge** for any refrigerator left off and closed. If food is left in the refrigerator and it is closed and off, the resident runs the risk of being charged for a replacement refrigerator.
- Remove **all of your belongings** - coat hangers, bottles, shower curtains, rugs, etc.
- Return all furniture to the appropriate room and placement if your apartment came "furnished"
- Clean the bathroom **thoroughly**. This includes the tub tile and walls, toilet, medicine cabinet, cabinets under the sink, walls and floors.

NOTE: YOU WILL BE CHARGED FOR THE REMOVAL OF ANY FURNITURE OR BELONGINGS THAT ARE LEFT IN THE APARTMENT OR BESIDE THE DUMPSTERS.

REMEMBER:

- **DO NOT** leave anything in the apartment or give anyone else permission to store their things there.
- **DO NOT** leave any windows open - you will be charged \$20 per window if they are left open.
- All residents are responsible for the common areas (hallways). Any charges that have occurred during the year will be deducted from security deposits if necessary.

THANK YOU FOR CHOOSING UNITED APARTMENTS!

Need to change your address? Do it online at www.usps.com

4 DEERFIELD VILLAGE

(989) 773-9999

3516 E. Deerfield Rd.
deerfield@LiveWithUnited.com
9am-5pm M-F, Call for Saturday hours

- FREE Gym & Tanning
- FREE Expanded Cable
- FREE WI-FI
- FREE Bus Shuttle to CMU
- 4 & 5 Bedroom Town Homes
- Central Air
- Washer & Dryer
- Dishwasher

7 JAMESTOWN

(989) 775-5522

4075 S. Isabella Rd.
jamestown@LiveWithUnited.com
9am-5pm M-F, Call for Saturday hours

- FREE Gym & Tanning
- FREE Expanded Cable
- FREE WI-FI
- FREE Bus Shuttle to CMU
- Central Air
- 2 & 3 Bedroom Apts
- 5 Bedroom Town Homes with Washer/Dryer & 2 Full Baths

12 UNION SQUARE

(989) 772-2222

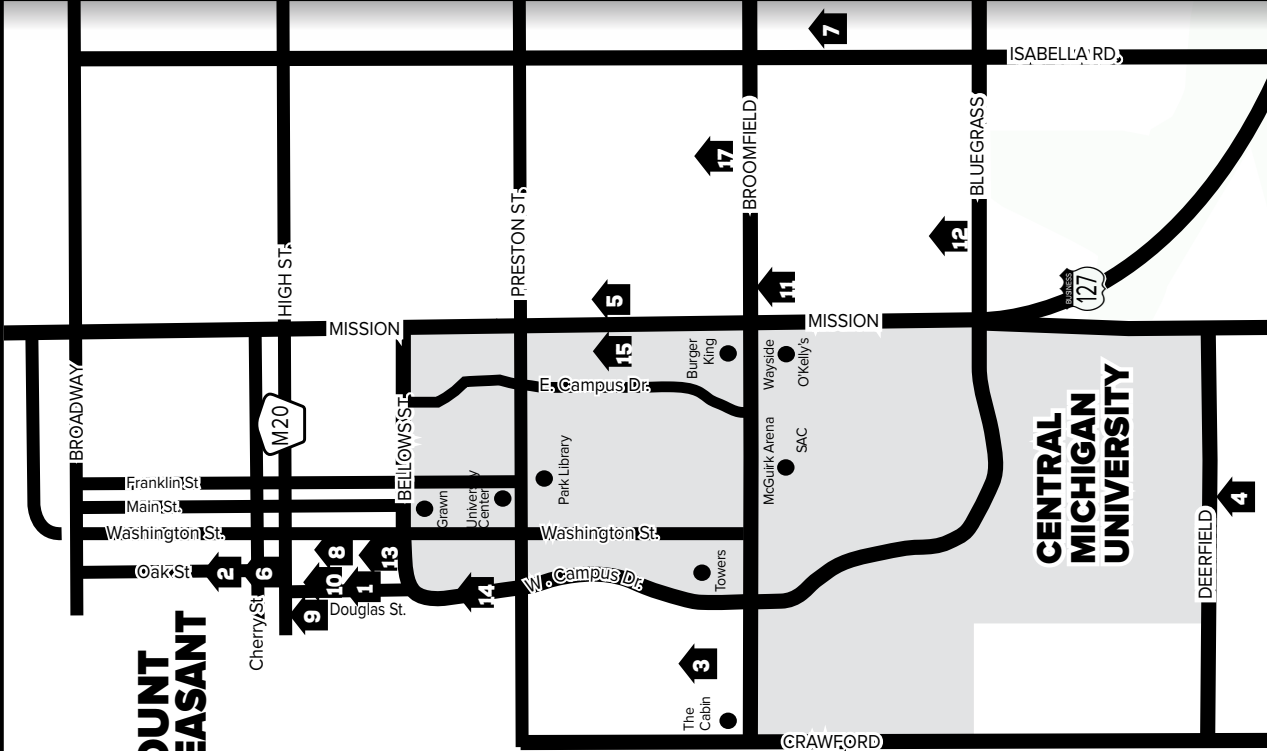
4175 E. Bluegrass Rd.
main@LiveWithUnited.com
9am-5pm M-F, Call for Saturday hours

- FREE Gym & Tanning
- FREE Expanded Cable
- FREE WI-FI
- FREE Bus Shuttle to CMU
- 2 & 3 Bedroom Apartments
- Air Conditioning
- Next to Target



Amenities You Deserve.
Lease Rates You'll Love.

- 1019 1 S. DOUGLAS**
- 2 330 CHERRY**
- 3 COLONY WEST**
1811 Edgewood Dr.
- 4 DEERFIELD VILLAGE**
3516 East Deerfield Rd.
- 5 EMERALD VILLAGE**
925 Appian Way
- 6 HICKORY LANE**
714 S. Oak St.
- 7 JAMESTOWN**
4075 S. Isabella Rd.
- 8 MAIN STREET**
908 S. Main St.
- 9 PLEASANT & MAY ST. APTS.**
812 Pleasant & 816 Douglas
- 10 POLO VILLAGE**
900 S. Douglas St.
- 11 SOUTHPOINT VILLAGE**
916 E Broomfield St.
- 12 UNION SQUARE**
4171 E. Bluegrass Rd.
- 13 WASHINGTON VILLAGE**
1020 S. Washington St.
- 14 WEST CAMPUS VILLAGE**
1116 West Campus Dr.
- 15 WESTERN ISLANDS**
1522 S. Mission Rd.
- 16 WESTPOINT VILLAGE**
2222 S. Crawford Rd.
- 17 YORKSHIRE COMMONS**
1251 East Broomfield St.



14 WEST CAMPUS VILLAGE

(989) 775-6789

1116 W. Campus Drive
westcampus@LiveWithUnited.com
9am-5pm M-F, Call for Saturday hours

- FREE Expanded Cable
- FREE WI-FI
- 4 Bed, 2 1/2 Bath
- 4 Bed, 4 1/2 Bath
- 5 Bed, 2 Bath
- Central Air
- Washer & Dryer
- Dishwasher
- Walk to Class
- Across from Calkins

16 WESTPOINT VILLAGE

(989) 779-9999

2222 S. Crawford Rd.
westpoint@LiveWithUnited.com
9am-5pm M-F, Call for Saturday hours

- FREE Gym & Tanning
- FREE Expanded Cable
- FREE WI-FI
- FREE Bus Shuttle to CMU
- 2 Bedrooms, 2 Full Baths
- Central Air
- Microwave & Dishwasher
- Washer & Dryer
- Patio/Balcony
- Locked Storage Unit

17 YORKSHIRE COMMONS

(989) 773-7272

1251 E. Broomfield St.
yorkshire@LiveWithUnited.com
9am-5pm M-F, Call for Saturday hours

- FREE Gym & Tanning
- FREE Expanded Cable & WI-FI
- FREE Bus Shuttle to CMU
- Pool and Spa
- Central Air
- 2 Bedroom, 2 Full Baths
- 2-3 Bedroom Town Homes, 1 1/2 Baths
- Patio/Balcony
- Dishwasher

FREE TANNING*
GYM & WIFI
CERTAIN RESTRICTIONS APPLY

TEXT (989) 607-1280

Live with **United.com**

(989) 772-2222

