

Rental Application Packet Checklist

- Agency Application Form

Move in

Lease

- 0 This checklist – to be maintained by broker
- 1 Introduction Letter
- 2. Blank Lease-agreement - June 2025 Template
- 3. Housekeeping Addendum
- 4 Renter's insurance Addendum

Other forms

- 5. Smoke Detector Acknowledgement
- 6. Ticket Tenant Responsibility
- 7. Notice to Enter
- 8. Crime and Drug Free Housing Policy
- 9. Extreme Cold Weather Alert
- 10 Lawn and Snow Maintenance
- 11. Lead-Based Paint Landlord's Disclosure Form
- 12. Standard Inspection Checklist (when moving in)
- Water & Sewerage Application for Service (only for single family homes)
- Water Affidavit of Service (only for single family homes)



The Redstone Group

Welcome to your new home!

We hope the move-in process is going smoothly and that you are settling into your new residence quite nicely. As discussed, the rent is \$_____ and is due every _____ of the month. Your portion of the monthly payments can be via ACH, Zelle or Certified cheque, payable to the corporate entity on your lease.

If there is a maintenance issue with the property, or if a repair is needed, please notify **Jay** at Redstone Management in writing as soon as possible, and we will schedule a repair time that works with each other's schedules. We require you to obtain renters insurance to cover any damage or loss of personal property caused by fire, water damage, or theft to the property. Please submit a copy of this insurance policy within 60 days of moving in.

Please make sure you have submitted the following documents: (1) Rental Application Form, (2) Standard Lease Agreement, (3) Housekeeping Addendum, (4) Water Affidavit and Application, (5) Standard Inspection Checklist, (6) Smoke Detector CMD Acknowledgement, (7) L-7 Lead-Based Paint Landlord's Disclosure Form, and (8) all the other documents found in this packet.

Please fill out the inspection checklist and return the form to us as soon as possible. A copy of the checklist should be kept for your records and relate to the return of your security deposit. If and when you decide to move, we will check the condition of each item against what was described on the checklist at the time of move-in. Additionally, we ask that you provide your current contact information below in the spaces provided.

Email:	_____
Mobile:	_____
Home Number:	_____
Work Number:	_____
Emergency Contact:	_____

If you need to contact **The Redstone Group** for any reason, you can reach out to us through our number **313-444-2788** or email **jr@goredstone.com**.

We are here for you. We hope you have a pleasant experience living with us.

Sincerely,

Jay at The Redstone Group



The
Redstone
Group

RENTAL APPLICATION FORM

**Any section left blank will be considered an incomplete application and rejected.*

PERSONAL INFORMATION				
LAST NAME		FIRST NAME	MIDDLE NAME	SOCIAL SECURITY NUMBER
DATE OF BIRTH		DRIVER'S LICENSE NO.	STATE	EMAIL ADDRESS
HOME PHONE NUMBER				
EMERGENCY CONTACT		ADDRESS		RELATIONSHIP
CONTACT NUMBER				
RENTAL HISTORY				
1) PRESENT OR LAST ADDRESS		CITY	STATE	ZIP CODE
LENGTH OF STAY	REASON FOR MOVING	LANDLORD NAME	LANDLORD PHONE NO.	
2) PREVIOUS HOME ADDRESS		CITY	STATE	ZIP CODE
LENGTH OF STAY	REASON FOR MOVING	LANDLORD NAME	LANDLORD PHONE NO.	
3) NEXT PREVIOUS HOME ADDRESS		CITY	STATE	ZIP CODE
LENGTH OF STAY	REASON FOR MOVING	LANDLORD NAME	LANDLORD PHONE NO.	
EMPLOYMENT HISTORY				
1) PRESENT EMPLOYER		ADDRESS		OCCUPATION
LENGTH OF TENURE	SUPERVISOR/ CONTACT DETAILS			GROSS INCOME
2) PREVIOUS EMPLOYER		ADDRESS		OCCUPATION
LENGTH OF TENURE	SUPERVISOR/ CONTACT DETAILS			GROSS INCOME
3) NEXT PREVIOUS EMPLOYER		ADDRESS		OCCUPATION
LENGTH OF TENURE	SUPERVISOR/ CONTACT DETAILS			GROSS INCOME
FINANCIAL INFORMATION				
CURRENT GROSS INCOME	NAME OF BANK/ BRANCH OR ADDRESS		TYPE	ACCOUNT NUMBER
			SAVINGS CHECKING	
CREDIT SCORE				
APPLICATION DETAILS				
TENANTS	NAME		NAME	
	NAME		NAME	
PETS: YES NO Please describe and indicate number of pets.		VEHICLES: YES NO Please describe (License No., Model, Color, etc.).		LIQUID-FILLED FURNITURE: YES NO Please describe.
Have you ever filed for bankruptcy? YES NO If YES, indicate date of filing		Have you ever been evicted or asked to move? YES NO If YES, indicate reason		Have you ever been convicted of a crime? YES NO If YES, indicate reason
CONSENT AND ACKNOWLEDGMENT				
<p>I hereby certify that I am at least 18 years of age. Applicant represents that all information given on this application is true and correct. Applicant hereby authorizes verification of all references and facts, including but not limited to current and previous landlords, employers, and personal references. Applicant hereby authorizes owner/agent to obtain any and all Unlawful Detainer, Credit Reports, Tele checks, and/or Criminal Background Reports. Applicant agrees to furnish additional credit and/or personal references upon the above statements are true and correct and hereby authorizes landlord/agent to verify the above items including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references upon request. Applicant understands that incomplete or incorrect information provided in the application may cause a delay or denial of tenancy. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.</p> <p>The undersigned makes application to rent housing accommodations designated as: Street Address: City: State: Zip: Type: Square Feet (SF): Bedrooms: Bath:</p> <p>The rental for which is \$ per Month Week Other and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due, including required deposits, before occupancy.</p>				
Date		Signature of Applicant		

LEASE AGREEMENT for _____ LLC

NOTICE: Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth-in-Renting Act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

1. **Date of this Agreement:** _____
2. **Move-in Date:** _____
3. **Identification of Landlord and Tenant.** This Agreement is entered into on the date above indicated between _____ LLC (Landlord) and _____ (Tenant/s). Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.
4. **Identification of Premises.** Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the Premises (hereafter defined) located at:
 - a. **Street Address:** _____
 - b. **City:** Detroit
 - c. **State:** Michigan [_____]
 - d. **Zip Code:** _____

together with the following appliances: Stove, refrigerator. The leased premises do not include following extra spaces: _____, which have been locked and sealed.

5. **Limits on Use and Occupancy.** The Premises are to be used only as a private residence for the above listed Tenant(s) and the following individuals:
 - 1) _____
 - 2) _____
 - 3) _____
 - 4) _____
 - 5) _____

Occupancy by guests for more than these four is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

6. **Term of Tenancy.** The rental will begin on _____. The Tenant agrees to lease the premises for the period of _____ through _____, the end date.

Upon expiration of the initial lease term, Tenant shall have the option to continue occupancy of the Premises for a second one-year term. If Tenant remains in possession of the Premises after the expiration of the initial term without having provided written notice of intent to vacate, delivered by text message, email, or letter, at least thirty (30) days before the expiration date, then the tenancy shall continue for an additional one-year term, subject to a rent adjustment of seven percent (7%) above the prior year's monthly rent, unless otherwise agreed in writing by both parties. This renewal shall not create any binding obligation upon Tenant prior to the expiration of the initial lease term, and shall only take effect if Tenant remains in possession without timely notice. Nothing herein shall limit Tenant's right to vacate at the end of the initial lease term upon proper notice.

7. **Rent Amount and Payment of Rent.** Total amount of rent due for lease period is \$_____, payable in monthly installments of \$_____ to the Landlord and payable in advance on the **first day** of each month.

If using certified cheque, then the check must be *received* on the first of the month.

Delivery of Payment: Landlord will accept payment in these forms:

Venmo, ACH, or Certified cheque payable to

Invictus Holdings LLC, 18117 Biscayne Blvd, Suite #2613, Miami, FL 33160

If the tenant moves in the middle of the month, then the *prorated first month's rent* for the period from Tenant's move-in date, _____ through _____, rent will be paid to the Landlord the prorated rent amount of \$_____. This amount will be paid as close to the date in which the Tenant commences the occupancy of the premises.

8. **Security Deposit.** Tenant agrees to pay security deposit of \$_____ which will be refunded after termination of tenancy in the manner prescribed in the Landlord-Tenant Relationship Act of the State of Michigan, and upon satisfaction of the terms and conditions of this Agreement and subject to the premises being in good working order with reasonable wear and tear excepted. Tenant may not, without Landlord's prior written consent, apply this security deposit to the last month's rent or to any other amount owed or due under this Agreement.
9. **Location of Security Deposit.** The security deposit required of you will be deposited in the following regulated financial institution: First Republic Bank, located at 1230 Avenue of the Americas New York, NY 10020
10. **Late Charges.** If Tenant fails to pay the rent in full before the end of the 5th day after it is due, Tenant will pay Landlord a late charge of \$25, plus \$ 5 for each additional day that the rent remains unpaid. The total late charge for any one rental period will not exceed \$100. Landlord does not waive the right to insist on payment of the rent in full on the date it is due. **ANY LATE RENTAL PAYMENTS NOT PAID BY THE TENANT WILL BE ACCRUED AND DEDUCTED FROM THE DEPOSIT.**
11. **Timely Payment of Rent.** Failure of Tenant to pay rent on the day it is due on three or more occasions during any previous six-month period is a breach of this Agreement and grounds for termination of the tenancy.
12. **Additional Rent.** If the Tenant fails to perform any obligation of this Agreement, such as, but not limited to, payment of utilities (which include water, electrical, heat, and air conditioning), trash removal, repairs, maintenance, etc., which results in a monetary expenditure by the Landlord, such amounts will be deemed additional rent which is immediately due and payable OR all payments made to Landlord will be applied to amounts owed for these expenditures in the following order: 1st - late fees; 2nd - utilities; 3rd - damages; 4th - pass due rent; and 5th - current rent due.
13. **Returned Checks and Other Bank Charges.** If any check offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment" or any other reason, Tenant will pay Landlord a returned check charge of \$35, plus any bank charges assessed.
14. **Renewal and Modification of Lease Agreement.** This Agreement shall be automatically renewed for successive terms of one month each, subject to the following conditions: Landlord or Tenant may decline the automatic renewal of this Agreement by giving one month advance written notice prior to the expiration of the original term or successive terms. Landlord may increase said rental amount or modify Agreement for any extended term by giving advance written notice equal to one month to the Tenant. Tenant agrees that any changes or modification of this Agreement must be written and signed by Landlord or their agent. Under no circumstances are oral agreements binding.
15. **Cleaning Fee.** Unless waived by the Landlord, Tenant agrees to pay a non-refundable cleaning fee of \$ 175 at the beginning of the tenancy, the amount of which is to be required prior to move separate from

the Tenant's security deposit.

16. **Other Costs.** Tenant agrees to be responsible for all charges made against or incurred at said premises (exclusive of property taxes), including but not limited to, telephone, water, sewage, electricity, gas, oil.
17. **Utilities.** Lessee shall be responsible for paying all gas, electricity, water and sewerage required on the premises, except **trash pickup** which shall be provided by Lessor. Tenant agrees to have utilities transferred to his/her name within 3 days of signing of this lease. Utilities will automatically be turned off 7 days after signing of lease whether in Tenant's name or not.
18. **Excessive Utility Usage.** In the case where the Landlord in writing agrees to pay the utility, the Tenant agrees to reimburse Landlord for utility usage, including unreported water leaks, that exceeds the monthly average use during the preceding twelve-month period. For the avoidance of all doubt, this clause in no way is probative that Landlord has agreed to pay utilities in this agreement.
19. **Notice of Utility Shut Off.** While Tenant is responsible for paying for heating, Tenant shall send the Landlord a certified letter seven (7) days in advance of heat being turned off; if Tenant fails to give such notice, Tenant agrees to pay Landlord for any damages caused by heat being turned off.
20. **Inventory Checklist.** Tenant hereby acknowledges receiving an inventory checklist that must be returned to the Landlord within one (1) day of obtaining possession of the Premises or the Premises will be considered free of defects. Items found torn, burned, stained, inoperative, or damaged in any way must be reported on the inventory checklist.
21. **Habitability.** Tenant will check the Premises thoroughly and agrees the unit is entirely habitable as to health and safety; however, if any complaint in regard to the Premises is found, Tenant shall send the Landlord a certified letter within forty-eight (48) hours of move-in date, notifying him or her of details. Tenant agrees to maintain the premises in accordance with all police, sanitary and other regulations and restrictions imposed by any government authority and any homeowner's association.
22. **Locks.** Tenant will not, without Landlord's prior written consent, alter, re-key, or install any locks to the Premises or install or alter any burglar alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such re-keyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system. All keys must be returned upon vacating the Premises; \$25 will be charged for each lost or missing key.
23. **Landlord's Right to Access.** Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements. Landlord may also enter the premises to conduct a quarterly inspection or to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or where it is impractical to do so, Landlord shall give Tenant at least 24 hours' notice before entering.
24. **Subleasing, Sharing, Assignment and Guest at Premises.** No subleasing, sharing of Premises, or assignment of agreement is permitted. Use of premises is exclusively for those persons stipulated on lease agreement and for residential purposes only.
25. **Parking.** No parking on property other than Tenant's personal vehicle and then only at such locations as specified by Landlord which on this property shall be on street parking. No commercial vehicles, boats, or trailers shall be parked on Premises. Repair or maintenance of vehicles is not allowed on property without written permission.
26. **Vehicles.** Vehicles shall not be driven or parked on lawns or sidewalks.

27. **Personal Injury/Liability/Indemnification/Damage to Tenant's Personal Property.** Landlord shall not be liable for any damage or injury occurring on or about the Premises to Tenant, Tenant's family members, guests or invitees, except in the case of Landlord's failure to perform, or negligent performance of, a duty imposed by law.

Tenant hereby agrees to protect, indemnify and hold Landlord harmless from and against any and all losses, costs, expense, damage or liability arising out of any accident or other occurrence on the Premises or any part thereof, or in any common area, causing injury to any person or property whomsoever or whatsoever, no matter how caused, except in the case of Landlord's failure to perform or negligent performance of a duty imposed by law.

Landlord is not responsible for damage to Tenant's personal property resulting from fire, storm, rain, flood, power outage, appliance failure, theft, vandalism, leaking fixtures, acts of God, etc. Tenant accepts responsibility for insuring their personal property. Landlord highly recommends the Tenant obtain renters insurance.

28. **Pets. NO PETS ALLOWED!!**
29. **Bug/Pests:** Bug/Pests found and reported to Landlord within 14 days will be the responsibility of landlord to be bug bombed/sprayed. After 14 days, financial responsibility shifts to tenant.
30. **Tenant's Maintenance Responsibilities.** Tenant shall keep the Premises, including furniture and all fixtures, in a clean, sanitary and orderly condition with special attention to the stove and refrigerator, if provided, and leave the unit in the same condition as when taken except for normal wear and tear. Landlord will not pay for cleaning or any work of this kind contracted by the Tenant, unless expressly authorized in writing.
31. **Drain Care.** It is the tenant's responsibility to ensure that objects or matter that may block drains does not enter the system. This may include but not limited to hair, foodstuff, female sanitary products, antibacterial wipes, construction materials, foreign objects, etc. Repairs resulting in such objects being discovered in the drain will be at the expense of the Tenant. It is the Landlord's responsibility if a blockage is caused by degradation of pipes, tree roots, or any other cause out of control of the Tenant.
32. **Grease and Oil Disposal.** Pouring of grease into the sinks or toilets is forbidden. All grease shall be disposed of with garbage in proper receptacles. Tenant shall be responsible, at his/her own expense, for the snaking and clearing of any toilets, sinks or drains, other than the main sewer drain.
33. **Gutters.** Tenant is responsible for cleaning gutters and ensuring all gutters, downspouts and extensions are working effectively and not leaking. Leaks, non-functioning gutters, or damage should be reported to Landlord immediately. Damage caused to the gutters or any other part of the property due to clogged gutters or downspouts will be the responsibility of the Tenant.
34. **Yard Maintenance & Landscaping.** Tenant will at their own expense maintain landscaping and snow removal, including general upkeep of the landscaping including grass cutting, snow clearing, yard maintenance, and preventing the accumulation of refuse. Failure to do so may result in charges from the Landlord to upkeep such maintenance expenses.
35. **Walls.** Tenant may hang pictures or artworks on the walls, however, any holes or damage to the walls caused by such actions will be the responsibility of the tenant to repair at the end of the lease. If the Tenant does not patch, paint, or repair any damage to the walls the cost of such repairs will be taken from the deposit.
36. **Renovations and Remodeling.** Tenant agrees not to make any repairs or alterations to the Premises, including repainting, remodeling, driving nails in woodwork or walls, using any adhesive items on walls,

without written consent of the Landlord. The Landlord will not pay for remodeling, decorating, or any work of this kind contracted by the Tenant, unless authorized in writing prior to the beginning of any renovation or remodeling. The Tenant further agrees not to remove any furnishings, fixtures, or appliances without written consent of the Landlord.

37. **Items Not Allowed.** Tenant may not place dishwashers, space heater, or the likes in or on the Premises without written authorization from Landlord.
38. **Fire hazards.** Any barbecue activity on the grounds shall be at least fifteen (15) feet from any building or structures.
39. **Liquid Furniture.** No liquid furniture of any kind, including, but not limited to waterbeds, is allowed on the premises without the prior written consent of Landlord.
40. **Basement.** If the Property has a basement, preventative measures have been taken by the Landlord to ensure that the basement remains free of leaks/flooding, water damage or mold, thus ensuring a healthy and safe property. These measures may include but are not limited to the following: correct grading of land, gutters, and downspout extensions, waterproofing of basement walls and external walls, installation of drains, installation of sump pump etc. It is the Tenant's responsibility to ensure that no changes are made, or actions taken that may cause a basement leak. Leaks or damage resulting from Tenant misuse such as removing downspout extensions, improper gutter care, running water into or close to outer walls, tampering with sump pump, etc., will be repaired at the Tenant's expense. Should a leak occur, it is the Tenant's responsibility to notify the Landlord immediately.
41. **Repairs.** With written permission of the Landlord, the Tenant agrees to promptly have repairs made by authorized persons only or reimburse Landlord for damages to the Premises during the tenancy. The Landlord must be notified immediately of anything broken, stained, leaking, or inoperable. Tenant shall immediately pay for any costs incurred and/or damages resulting from overflowing, and/or clogging of waste pipes, garbage disposal, toilets, sinks, or lavatory caused by Tenant or guest. Tenant accepts responsibility to mitigate damage to property from any and all causes.

Tenant acknowledges they are required to perform minor repairs or ongoing maintenance that does not pose a danger to themselves, other tenants, visitors, or the property in general. Examples include changing light bulbs, tightening a screw, oiling a hinge, replacing adhesive, repairing a screen or any other item can be reasonably expected to maintain the home in good working order.

42. **Disposal of Garbage, Debris, and Junk.** Tenant agrees to regularly dispose of all garbage, debris, or junk during occupancy and upon vacating the Premises as prescribed by the laws of the State of Michigan and the ordinances of the locality in which the Premises is located. Tenant shall be responsible for all fines and fees associated with not properly disposing of all garbage, debris, and junk. Failure to pay such fines will permit Landlord to deduct those amounts from Tenant's security deposit.
43. **Use of Premises.** Tenant agrees to use the Premises for residential purposes only and not for business, illegal, or hazardous purposes. Tenant may be evicted upon a seven (7) day Notice to Quit if the Tenant, member of Tenant's household, or other person under the Tenant's control, has manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance as defined by Michigan Public Act 368 of 1978, on the Premises. Tenant shall not permit a use of the Premises that generates an unusual amount of traffic.
44. **Disturbances and Quiet Enjoyment of Others.** Tenant agrees to be responsible for his or her conduct and the conduct of any co-tenants, guests, or other occupants of the premises. The engagement, by anyone occupying or on the premises, in any activity, including the playing of instruments, electronic devices, or mechanical devices, that in any manner disturbs or annoys other tenants or neighbors is a breach of this Agreement. This activity includes assault and aggressive and/or vulgar behavior or conduct. Landlord is not a law enforcement officer and will not get involved in co-tenant or neighbor disputes. Landlord has

the sole discretion to terminate tenancy based on this clause in his or her best judgment.

45. **Smoke Detector/Carbon Monoxide Detector Disclosure.** Tenant agrees that the unit is equipped with working smoke detectors and carbon monoxide detectors. Tenant shall maintain smoke detectors in working order at all times. Tenant also hereby acknowledges the receipt and execution of a “Smoke Detector Acknowledgement Form” which is attached and made part of this Agreement. Tenants will be charged for missing or damaged smoke detectors. Tenant shall be responsible for changing the batteries in the smoke and carbon monoxide detectors. Failure to maintain such smoke detectors, or in the case of a Section 8 tenant, an agency finding that the smoke detectors have not been maintained shall be ground for termination of this lease by the Landlord.
46. **Rules & Regulations.** Any rules and regulations published by Landlord become part of this Agreement. Tenant agrees to abide by all rules and regulations that may be published by Landlord.
47. **Violations of Agreement and Cause for Eviction.** Violation of any provision of this Agreement, rules, or regulations can be cause for eviction, including failure to make rent payments in a timely manner as set forth in paragraph 7 of this Agreement.
48. Tenant Acknowledges that this Lease incorporates the eviction procedures contemplated by the following Michigan State Regulations: MCL 600.5714(1)(a), MCL 600.5714(1)(d), (MCL 600.5714(1)(d), MCL 600.5714(1)(b)), MCL 600.5714(1)(e), MCL 600.5714(1)(c)(i), MCL 600.5714(1)(f), MCL 600.5714(1)(c)(ii), MCL 125.694a and 600.5714(2).
49. **Lead-Based Paint Disclosure.** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities; reduce intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Lessor/lessee has inspected the premises for obvious hazards and found none. Lessor advises Lessee to obtain a risk assessment or inspection for possible lead-based paint hazards prior to occupancy. "Lead-Paint" (Housing constructed before 1978 only). Tenant(s) acknowledges, receipt, review and execution of the Lead Warning and Disclosure Statements.
50. **Covenants and Conditions.** Each provision of this Agreement performable by Tenant shall be deemed both a covenant and a condition, which Tenant agrees to strictly abide by. Any violation of any provision of this Agreement shall constitute a material breach of same, in which case Landlord may, at its option, terminate this Agreement according to its terms. In the event of such termination, Landlord agrees to use its best effort to re-rent the Premises or to otherwise mitigate damages as required by law.
51. **Binding Effect.** The covenants, conditions and agreements contained in this Agreement shall bind and inure to the benefit of the Landlord and the Tenant and their respective heirs, distributees, executors, administrators, successors and assigns.
52. **No Waiver.** Landlord's failure to enforce any term of this Agreement shall not be deemed a waiver of the enforcement of that or any other term. The receipt by Landlord of rent with knowledge of a breach of any term of this Agreement shall not be deemed a waiver of such breach, nor shall partial payment of rent be deemed a waiver of Landlord's right to the full amount thereof.
53. **Severability.** If any provision of this Agreement should be or become invalid, such invalidity shall not in any way affect any of the other provisions of this Agreement, which shall continue to remain in full force and effect.
54. **Subordination.** The Agreement is and shall be subject and subordinate to any ground or underlying agreement or lease and mortgages now or hereafter affecting the real estate of which the Premises are a part, and to all renewals, modifications, replacements, and extensions thereof.

55. **Entire Agreement.** Tenant acknowledges that Landlord has made no representations or promises with respect to the Premises except as herein expressly set forth and that the foregoing constitutes the entire agreement between the parties.
56. **Abandoned Property.** If the Tenant abandons the Premises, the Landlord is authorized, at their sole discretion, to peacefully repossess the Premises and dispose of any and all of the Tenant's abandoned personal property, including but not limited to clothing, jewelry, sundries, appliances, furnishings, window treatments, decorations, fixtures, bedding, equipment, machinery, and vehicles.
57. **Other.** Any repairs not exceeding \$75 will be the sole responsibility of the Tenant and will not be paid by the Landlord.
58. **Eminent Domain.** The Landlord and Tenant expressly agree between them that if, during the term of the lease, the premises shall be taken which shall result in a total or partial eviction under the power of eminent domain, this lease shall terminate as of the date of taking. Tenant shall have no right to any payment or compensation in connection with any condemnation of the premises.
59. **Vacate Notice.** Tenant shall vacate the premises on the termination of date unless the term of the lease has been extended by a written addendum to the lease or by a new lease.
60. **Holdover.** This lease shall terminate and the Tenant shall vacate said premises at expiration of the term stated herein, and it is expressly agreed that there shall be no right to hold over, notwithstanding, the Tenant and the Landlord may, prior to the end of said term, enter into a written agreement to extend said term and the covenants herein set forth.
61. **Mortgage.** It is expressly agreed that the landlord reserves the right to subject and subordinate this lease at all times to the lien of any mortgage or mortgages now or hereafter placed upon the landlord's interest in the said premises, or to subsequent owners of said property who may acquire the premises subsequent to the date of execution of this lease including but not limited to, transfers of ownership by purchase, gift, and inheritance.
62. **Liquor and Drugs.** The Tenant(s) agrees that drugs or intoxication liquors will not be sold or manufactured on the premises. The use of illegal drugs is prohibited.
63. **Expiration or Termination of Lease.** Upon the expiration or termination of this lease, Tenant agrees to notify the Landlord in writing within four (4) days after moving of a forwarding address where Tenant can be reached.
64. **Electronic Notifications.** Notice of Demand for Possession or Notice to Quit is also authorized if sent to Tenant at an email address listed on Tenant's rental application or listed below, if applicable. Tenant may revoke this authorization if sent to the Landlord in writing and received in writing. Additionally, all correspondence including request for repairs shall be emailed to **jr@goredstone.com** or texted to **313-444-2788** for the official communications record. Failure to communicate by these means may result in a delay in reply or response. In the case of emergency relating to property damage or potential harm to persons, Tenant must notify immediately by phone call or text.

Tenant's signature below indicates the Tenant has read, understood, is satisfied with and agrees to abide by all conditions of this agreement. The invalidation of any provision herein by Judgment of Court order shall not otherwise affect any of the other provisions of this agreement.

Agent/Landlord Name	Date
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Agent/Landlord Name	Date
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Tenant One

Tenant Name Signature	Date	Social Security#
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Tenant Phone Number	Tenant E-Mail
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Tenant Two

Tenant Name Signature	Date	Social Security#
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Tenant Phone Number	Tenant E-Mail
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**The
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Group**

HOUSEKEEPING ADDENDUM

Date: _____

Property Address: _____

- A. Periodic inspection of the unit will entail thorough examination of the resident's housekeeping practices, in accordance with the following housekeeping standards:

Housekeeping standards inside the unit:

1. Entire unit should be clean and free of dirt and grease. Excessive mildew and mold should be removed.
2. Floors should be clean, clear and free of hazards.
3. Trash should be disposed of properly and not left in the unit.
4. Throughout the unit, including food storage areas, housekeeping should be such that it does not contribute to rodent or insect infestation.
5. The kitchen should be kept clear of spilled food and grease. Appliances should be kept clean. Refrigerator should be defrosted when needed to prevent damage.
6. Storage areas and closets should be neat and clean. NO flammable materials should be stored in the unit.
7. Pathways to front and back doors must be clear from furniture, appliances, and debris.

Housekeeping standards outside the unit:

1. Front and back yards should be free of debris, trash, old furniture and appliances. Porches should be free of living room type furniture. Exterior walls should be free of graffiti. Nothing should be placed on the exterior walls without the permission of the Landlord.
2. Sidewalks should be clear and free of hazards.
3. Parking lot/space should be free of grease and oil. Inoperative automobiles must be removed. No repairs of automobiles are allowed on the premises
4. Putting containers in yards and on porches to feed stray animals is NOT allowed.

- B. The inspection will be conducted every six (6) months.
- C. Procedures to be followed when a unit fails:
1. When a unit fails the initial housekeeping inspection, a follow-up will be conducted within two weeks.
 2. If, at the follow-up inspection the unit fails, the unit will be inspected again in thirty (30) days.
 3. If the unit fails the thirty (30) day follow-up inspection, the resident's Lease will be immediately terminated.
- D. If a resident's smoke alarm is not in working order on the initial housekeeping inspection, a work order will be placed by the Landlord to have the smoke alarm repaired or replaced.
1. If the smoke detector is not working at any of the follow-up inspections after a work order has been completed; the unit will fail, even if the remainder of the unit passes.
- E. If the Landlord cannot access the unit at any of the housekeeping inspections because the front door is dead-bolted from the inside, the unit will fail, and the procedures for a failed unit will be followed.

This Housekeeping Addendum is a legally binding contract. Read it carefully before signing.

Tenant Name

Tenant Signature

Tenant Name

Tenant Signature

Tenant Name

Tenant Signature

Tenant Name

Tenant Signature



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Renters Insurance Addendum

Property address: _____

Lease start date: _____

Tenant name: _____

Tenant name: _____

Please select one:

_____ I will obtain my own renters' insurance policy and maintain the policy for the duration of my lease term.

_____ I will not obtain my own renters' insurance policy and maintain the policy for the duration of my lease term.

If you elect to not purchase renters' insurance and maintain it for the duration of your lease term, you are acknowledging that you understand that the Landlord's insurance will not cover your personal belongings in the event of a loss due to ANY reason and landlord will not be responsible for any losses incurred. You also are acknowledging that the landlord will not be responsible for providing alternate housing, alternate power or replacement of food items/personal items in the event of a utility company power outage, act of God or natural disaster.

Tenant signature: _____ **Date:** _____

Tenant signature: _____ **Date:** _____





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SMOKE DETECTOR & CARBON MONOXIDE DETECTOR ACKNOWLEDGEMENT

Smoke Detector and Carbon Monoxide Detector Addendum

Tenant(s): _____

Premises Address: _____

Date: _____

In compliance with the Michigan State Housing Development Authority (MSHDA) requirements and applicable law, the Tenant agrees as follows:

1. Condition at Move-In:

Tenant acknowledges and agrees that at the time of move-in:

- The Premises is furnished with the appropriate number of smoke detectors and carbon monoxide detectors, as required by MSHDA and local regulations.
- Each smoke detector and carbon monoxide detector has been tested in the presence of Tenant and is confirmed to be functioning properly.

2. Tenant Responsibility for Maintenance and Compliance:

Tenant agrees that it is their sole responsibility to ensure that all smoke detectors and carbon monoxide detectors remain in good working order at all times, including but not limited to:

- Testing each device at least once every thirty (30) days,
- Promptly replacing batteries as needed,
- Immediately notifying management in writing if any device is not operating properly.

3. Replacement Obligation:

In the event a smoke detector or carbon monoxide detector is missing, stolen, damaged, removed, rendered inoperative, expired, or otherwise non-functional for any reason, Tenant shall:

- Furnish and install a replacement device that meets all applicable MSHDA and local code standards, at Tenant's sole expense,
- Notify management in writing once the device has been replaced.



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4. Compliance with Updated Standards:

Should MSHDA, local ordinance, or applicable law modify smoke detector or carbon monoxide detector requirements during the lease term, Tenant shall:

- Bring the Premises into compliance at Tenant's sole expense,
- Furnish and install any upgraded devices needed to meet such updated requirements.

5. Penalties for Non-Compliance:

If an inspection, maintenance visit, or move-out inspection reveals missing, non-functional, disabled, expired, or non-compliant smoke detectors or carbon monoxide detectors:

- Tenant shall be charged for the cost of materials, labor, and an administrative fee of \$75 per occurrence,
- Such costs shall be treated as additional rent due immediately upon demand and may be deducted from the Tenant's security deposit.

6. No Liability of Management:

Management shall not be liable for any injury, loss, or damage resulting from Tenant's failure to maintain working smoke detectors and carbon monoxide detectors or to comply with the requirements of this Addendum.

7. Acknowledgement:

Tenant acknowledges receiving smoke detector(s) and carbon monoxide detector(s) in working condition at move-in, and accepts full responsibility for their ongoing maintenance and replacement, as set forth above.

TENANT ACKNOWLEDGMENT AND AGREEMENT:

Lessee

Date

Lessee

Date



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Ticket Responsibility Addendum

Tenant(s): _____

Premises Address: _____

Date: _____

This Addendum is hereby incorporated into and made part of the Lease Agreement between the Landlord and Tenant for the Premises listed above.

1. **Responsibility for Tickets, Fines, and Violations:** Tenant agrees that any ticket, citation, fine, or notice of violation (hereinafter "Ticket") issued by any governmental agency, municipality, association, or regulatory authority that relates to or arises from the Premises during the term of the tenancy, including but not limited to:
 - Parking violations,
 - Trash or debris citations,
 - Landscaping or yard maintenance violations,
 - Noise complaints,
 - Other civil penalties or assessments, shall be the sole responsibility of the Tenant.
2. **Payment Obligation:** Tenant shall pay any such Ticket promptly and in full. Tenant agrees to indemnify, defend, and hold harmless the Landlord from any costs, penalties, fees, interest, or damages arising from or relating to any such Ticket.
3. **Deduction from Security Deposit:** In the event that any Ticket is unpaid by Tenant, or the Landlord is required to pay or otherwise resolve any Ticket issued during the tenancy, the amount of the Ticket, together with any administrative fee of \$50 per Ticket, shall be considered additional rent due and payable immediately. Landlord may deduct such amounts from Tenant's security deposit without further notice.
4. **No Waiver:** Landlord's acceptance of rent or failure to immediately enforce this Addendum shall not constitute a waiver of Landlord's rights.
5. **Survival:** Tenant's obligations under this Addendum shall survive the termination of the Lease.



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TENANT ACKNOWLEDGMENT AND AGREEMENT:

I/we have read, understood, and agree to be bound by the above Ticket Responsibility Addendum.

Tenant Name

Signature

Date



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NOTICE TO ENTER

TENANT (s): _____

RE: Address of Leased Premises

It has become necessary to enter the leased premises for the reason described as: **Annual Visit and Property Inspection**. This shall occur exactly 6 months after the move-in date.

We will need to be able to access the property at 5pm exactly 6 months from the commencement date.

Inspection will take no more than 30-45 minutes and we will take note of the general condition of the unit. A checklist report of findings will be provided, within 48 hours of visit, for tenant review.

Management is requesting that all tenants make certain that their immediate surroundings are free from trash, debris, and any other noticeable items which may be deemed inappropriate for this visit.

You are not required to be home during the inspections.

Thank you in advance for your full cooperation in this matter.

Please feel free to contact me with any questions at (313) 444-2788.

Jay



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SUBJECT: CRIME AND DRUG FREE HOUSING LEASE ADDENDUM

PURPOSE:

Landlord fully supports the President's Executive Order which endorses the "One Strike, You're Out" policy enforcing "zero tolerance" for illegal drug use and criminal activity by residents at any Government Assisted community, Applicants/residents will be ineligible for residency/or subject to termination of residency should there be reasonable cause to believe that the applicant, resident or household member(s) practice controlled drug use, criminal behavior or abuses alcohol that may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents, or persons residing in the immediate vicinity of the premises, or safety of any on-site management staff. We believe that the problems surrounding drug-related activities or other criminal activity are very serious and such behavior will not be tolerated. Therefore, Landlord has established a Crime and Drug Free Housing policy for all HUD insured and all other government assisted communities. We promote a crime free and drug free environment for the health, safety and well-being of all residents living in our communities.

DEFINITIONS:

CRIMINAL ACTIVITY OR CRIMINAL BEHAVIOR - As defined by the U.S. Department Of Housing and Urban Development's final rule (CFR Parts 880 and 884), any activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents: any criminal activity that threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises: any criminal activity that threatens the health, or safety of any on-site property management staff responsible for managing the premises; or any drug-related criminal activity on or near such premises, engaged in by a resident, any member of the resident's household, or any guest or other person under the resident's control.

DRUG-RELATED CRIMINAL ACTIVITY - The definition of "Drug-Related Criminal Activity" as provided in the United States Housing Act of 1937, and further defined in Section 102 of the Controlled Substance Act (21) U.S.C. 802 is as follows: The illegal manufacture, sale, distribution, use or possession, with the intent to manufacture, sell, distribute or use, of a controlled substance.

POLICY:

1. The resident, or any member(s) of the household, or guest/visitor, or any other person under the resident's control shall not engage in any act intended to facilitate any criminal activity or drug-related criminal activity, threatened acts of violence, or acts of violence, the discharge of firearms, or the illegal possession of firearms and including, but not limited to, the items defined above.
2. The resident shall not personally nor knowingly permit any member of the household, or a guest/visitor or other person under the resident's control to engage in unlawful activity, including drug-related criminal activity, in the apartment, in the common areas, on the community property or rear the premises. Unlawful activities include, but are not limited to





the items defined above, acts of violence that damage or destroy the community property or disturb or injure other residents or anyone else in the apartment, common areas, or near the community property.

3. Violation of the above provisions shall be a material violation of the Lease and substantial cause for termination of tenancy. It is understood and agreed that a single violation of any provision of this Addendum shall be deemed a serious violation and a material noncompliance with the Lease and good cause for termination of tenancy.
4. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be a preponderance of evidence.
5. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this Addendum shall govern.
6. Resident's failure to sign this Lease Addendum would be grounds for refusal to rent or shall be good cause for termination of tenancy.
7. This Lease Addendum is incorporated into the Lease executed or renewed this day between owner and Tenant.

I have read this policy and fully understand its contents, and agree to comply with the terms of this policy

_____	_____
Resident	Date
Address: _____	
_____	_____
Household Member over 18 years of age	Date
_____	_____
Residential Manager	Date





Extreme Cold Weather Alert

During extremely cold days and nights, there are several precautionary things everyone can do and be on the lookout for to ensure the efficiency of the heating system:

- Do not open windows when temperatures are below freezing! (This will give faulty readings to your thermostat and it only takes a minute for pipes/furnaces to freeze. This also makes the furnace run harder which increases your energy bills)
- Change out your furnace filters every 3 months. Tenant is responsible for purchasing replacement filters during tenancy. (Dirty filters cause the motors to work harder and may make the furnace seize up and stop)
- If you are going to be away from your unit for more than 24 hours, do not lower the furnace temperature below 60 degrees. If you will be away on vacation for more than 4 days, you must notify the landlord so that we can check on your property every couple of days until you return. If your landlord is not properly notified, any damage that occurs in your unit, the adjoining units and/or basement area due to frozen pipes, water leaks, malfunctioning appliances and mechanicals or other damages during your absence will be your financial responsibility.
- **Do not ever turn the AC unit on in temperatures below 70 degrees!**

Lessee

Lessee





Lawn and Snow Maintenance Regulations

- Lawn must be cut every month (minimum)
- Bushes and shrubbery must be trimmed once per month (minimum)
- Snow must be removed from all walkways, porches, and steps within 24 hours of snowfall.
- De-icer (NOT ROCK SALT) must be applied to porches, steps, and walkways immediately after snow removal has occurred
- All lawn clippings and shrubbery debris must be placed in brown paper landscaping bags and placed at curb for city pickup. City will not pick up landscaping materials in plastic bags or garbage cans. Any fines assessed as a result of improper bagging will be the responsibility of tenant(s).
- Tenant is not allowed to plant any flowers, shrubs, trees or any live plantings of any type. Tenant may request, in writing, to place potted flowers outside. Landlord will consider request and respond in writing within a reasonable period of time. This does not include marijuana, which is not allowed on premises at all.

Lessee

Lessee





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INSPECTION CHECKLIST
General Condition of Rental Unit and Premises

Street Address _____ Unit Number _____ City and Zip Code _____

	Condition on Arrival	Condition on Departure
LIVING ROOM		
Floors & Floor Coverings		
Drapes & Window Coverings		
Walls & Ceilings		
Light Fixtures		
Windows, Screens & Doors		
Front Door & Locks		
Fireplace		
Other		
Other		
KITCHEN		
Floors & Floor Coverings		
Walls & Ceilings		
Light Fixtures		
Cabinets		
Counters		
Stove/Oven		
Refrigerator		
Dishwasher		
Garbage Disposal		
Sink & Plumbing		
Windows, Screens & Doors		
Other		
Other		
DINING ROOM		
Floors & Floor Covering		
Walls & Ceilings		
Light Fixtures		
Windows, Screens & Doors		
Other		



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Walls & Ceilings		
Light Fixtures		
Other		
Other		
Other		
Other		
OTHER AREAS		
Heating System		
Air Conditioning		
Lawn/Garden		
Stairs and Hallway		
Patio, Terrace, Deck, etc.		
Basement		
Parking Area		
Other		
Other		
Other		
Other		
Other		

- ☐ Tenants acknowledge that all smoke detectors and fire extinguishers were tested in their presence and found to be in working order, and that the testing procedure was explained to them. Tenants agree to test all detectors at least once a month and to report any problems to Landlord/Manager in writing. Tenants agree to replace all smoke detector batteries as necessary.



Use this space to provide any additional explanation:

Landlord-Tenant Checklist completed on moving in on _____ ,
and approved by:

_____	and	_____
Landlord/Manager		Tenant

		Tenant

		Tenant

Landlord-Tenant Checklist completed on moving out on _____ , and
approved by:

_____	and	_____
Landlord/Manager		Tenant

		Tenant

		Tenant



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LEAD-BASED PAINT LANDLORD'S DISCLOSURE FORM

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

I. Landlord's Disclosure (initial)

_____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☐ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ (b) Records and reports available to the landlord (check one below):

☐ Landlord has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

☐ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Landlord certifies that to the best of his/her knowledge, the Landlord's statements above are true and accurate.

Landlord

Date: _____

Date: _____

II. Agent's Acknowledgment (initial)

_____ Agent has informed the landlord of the landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Agent

Date: _____

III. Tenant's Acknowledgment (initial)

_____ (a) Tenant has received copies of all information listed above.

_____ (b) Tenant has received the federally approved pamphlet *Protect Your Family From Lead In Your Home*.

Tenant certifies to the best of his/her knowledge, the Tenant's statements above are true and accurate.

Tenant(s)

Date: _____

Date: _____



APPLICATION FOR SERVICE

Applicant Information

Business Name/DBA (if applies):

First Name (Authorized user for business accounts):	Middle Initial:	Last Name:
Driver's License/State ID Number or EIN/TIN of business:	Expiration (MM/YYYY): (Residential only)	Date of Birth (MM/DD/YYYY): (Residential only)
Mailing Address (If different from Water Service Address):		
City:	State:	Zip Code:
Phone Number:	Alternate Phone Number:	Best Time to Contact Applicant:
Email:	*Social Security Number (Last Four):	
Co-Applicant First Name:	Middle Initial:	Co-Applicant Last Name:

Property Information

Address to Start Water Service:

City:	State:	Zip Code:
Closing Date (MM/DD/YYYY):	Start Service Date (MM/DD/YYYY):	
Will you own or rent the property: <input type="checkbox"/> Rent <input type="checkbox"/> Own	Type of Property: <input type="checkbox"/> Residential <input type="checkbox"/> Two-Family Flat	<input type="checkbox"/> Commercial <input type="checkbox"/> Duplex

* Of authorized user for ID purposes, including businesses or commercial accounts. If you do not have a Social Security Number, please call Customer Service at 313-267-8000 for other acceptable forms of identification.



WATER AND SEWER ACCOUNT TERMS AND CONDITIONS

By signing this document you represent that you are authorized to request water and sewerage service at the property address below. Your signature and acceptance of water and sewerage services means you agree to the following terms and conditions of the Detroit Water & Sewerage Department (DWSD) for the duration of service:

- I will pay all applicable rates and charges for water, sewerage and drainage charges as established from time to time by the Board of Water Commissioners, and that said charges shall be a lien against the property and become effective immediately upon service to the property unless proper proof of tenant's responsibility to pay is on file with DWSD.
- I understand and agree that payment of rates and charges must be paid by the due date shown on the bill. In the event of late payment, penalties will be imposed.
- I understand that if my account becomes delinquent, DWSD may interrupt service until the account is paid in full or I enter into an approved payment plan. A reconnection charge may be imposed. DWSD may transfer its lien to the property tax roll for collection of the delinquent balance as provided by law. DWSD may also elect to sue for collection of delinquent amounts owed.
- I agree to provide valid identification and a Social Security or Tax Identification Number. Non-U.S. Citizens must provide photo identification.
- I agree to notify DWSD when moving from (vacating) a property.
- I understand that water service will not be turned on until an Automatic Meter Reading (AMR) meter is installed and that the property owner, landlord or tenant is responsible for making necessary plumbing repairs to support installation of AMR.
- I will not allow any person other than an authorized representative of DWSD to connect or reconnect service.
- I will not allow any person other than an authorized representative of the DWSD to operate or cause to be operated any valve in or connected with a water main, water service, or fire hydrant, or tamper with or otherwise interfere with any water meter, detector check valve, or other part of the water system.
- If DWSD detects a device, scheme, or tampering that avoids or attempts to avoid full payment for water service, I may be subject to fines, service interruption and/or immediate removal of utility equipment and service from the premises or legal action.
- I agree to keep the area around DWSD's meter clean and free of hazardous materials and I agree to provide safe access to DWSD employees to enter the premises at any reasonable time to read, install, remove, exchange, maintain, test or upgrade the water meter and associated devices.
- I understand that the property owner is responsible for the water service line from the water meter to the curbstop (turn-on/turn-off valve) near the sidewalk. DWSD is responsible for the portion from the curbstop to the water main.

Signature

Property Address

Date

DWSD's Terms of Service are based on Michigan Act 178 of 1939, Municipal Water Liens (MCL 123.161, et. seq.), Chapter 56, Utilities, of the Detroit City Code and Michigan Act 206 of 1893, The General Property Tax Act (MCL 211.1, et. seq.)



AFFIDAVIT of TENANT/LESSEE RESPONSIBILITY FOR WATER AND SEWERAGE BILLS

This Affidavit is executed in accordance with MCL 123.165 and Sections 56-2-42 and 12-11-26.1 of the Detroit City Code.

LANDLORD AFFIDAVIT

1. I, _____, am Lessor of property located at _____,
Detroit, Michigan, _____ (“Property”).
2. This Property is a ☐ Single Residence ☐ Multi-Unit Dwelling/Flat/Duplex ☐ Commercial
3. On _____, the Lessor entered into a Lease for the Property with _____ (Tenant)
requiring the Tenant/Lessee to be responsible for all water, sewerage and drainage charges incurred during the term
of the Lease.
4. I advised Tenant to establish water service in his/her/its name within thirty (30) days from the date the parties
entered into the Lease. I understand if Tenant fails to establish an account in his/her/its name, the Lessor is
responsible for all charges.
5. The Lease will expire on: _____
6. I understand if Lessor does not submit a Notice that Tenant Vacated Property to Detroit Water and Sewerage
Department (DWSD) within twenty (20) days after Tenant vacates the Property, then DWSD will revert all charges to
the Property owner as of the date DWSD reasonably ascertains when Tenant vacated the Property.
7. ☐ (Check if applicable) I would like to receive a copy of the Tenant's monthly bill.

(Lessor Signature)

Print: _____

Name _____

Company Name _____

Street Address _____

City, State, Zip Code _____

Phone _____

Subscribed and sworn to before me this
____ day of _____, 20____.

_____, Notary Public
_____ County, Michigan

My Commission expires: _____

TENANT AFFIDAVIT

1. I, _____, am Lessee/Tenant of the Property.
2. My phone number is: _____
3. My address prior to the Lease was: _____
4. The last 4 digits of my Social Security Number are : _____
5. I agree to come to a DWSD customer Service Center to establish an account in my name at DWSD within thirty (30)
days from the date I entered into the Property Lease.
6. I accept full responsibility for all water, sewer, and drainage charges at the Property during the term of the Lease or
until DWSD receives notice of, or reasonably determines, the date I vacated the property.

(Lessee Signature)

Print Name _____

**ACCOUNT RESPONSIBILITY IS NOT EFFECTIVE UNTIL
DWSD RECEIVES AND PROCESSES A FULLY EXECUTED
VERSION OF THIS DOCUMENT.**

Subscribed and sworn to before me this
____ day of _____, 20____.

_____, Notary Public
_____ County, Michigan

My Commission expires: _____