

NEW TENANT NOTICE

We at JULCON properties/Bonnie and Mike Pierotti look forward to creating good relationships with all of our new Tenants. To help in this process, we have outlined some helpful hints, expectations and rules.

Helpful Hints

1. KEYS – Mike will be available May 1st for key pick up. The number of keys you will be given is the same as the number of tenants in your unit. We ask for a day notice if the pick up time is a weekday, and 2 days notice if the pick up time is a weekend or holiday.

2. UTILITIES – In almost all of our places, utilities are the Tenants responsibility. We offer the following suggestions, though it is up to you to determine what is right for you.
 - A. London Hydro (519-661-5503) - They supply water and electricity. On the back of most leases an “Application for Service” would have been filled out upon lease signing. This utility must be paid regardless of whether you are occupying the unit in the summer. We recommend you call London Hydro closer to May 1, and verify their account information is correct, and arrange for payment.

 - B. Union Gas (1-888-774-3111) - In most cases they supply gas for your furnace and hot water heater. You must call them to set up an account. If you don't want the gas account to be set up until the end of summer, be sure to call them several days in advance. Keep in mind you will have to make yourself available at the unit for half a day to let the technician in.

 - C. Union Energy (1-888-718-6466) – The hot water heaters in some units are rentals. The bills will arrive at your units unless you make other arrangements. Please check with Mike for clarification.

3. The previous Tenants are obligated to clean their unit prior to vacating but sometimes they fail to do so. We will be through your unit to do additional cleaning within the first couple of days. Your unit will be painted wherever **necessary** by sometime mid-summer. If you are not residing in the unit during the summer your belongings are best kept in the center of the rooms. Repairs and improvements will be carried out throughout the summer months.

4. If you wish your carpets to be cleaned you may call Mike at 519-670-6606 to schedule a suitable time. Be advised that the cleaning will be much more effective with hot water and when your furniture is set up as opposed to piled up in the center of your room.

5. Please do not give permission to allow previous tenants, or their belongings, to stay past their April 30th vacancy date. This severely interferes with our turnover process. If previous Tenants are subletting from you, this does not apply, but please let us know if this is the case.

Expectations and Rules

1. Absolutely NO painting by Tenants is permitted in our units. We will repaint all rooms with our standard colour for free. If you desire an alternate colour, you may choose from any colour for the cost of \$200 per room. Any painting done by tenants will be charged the fee of \$500 per room to have it painted back to it's original colour. April 10th is the last day to give painting instructions. You must send

a paint chip along with instructions on the unit and room to be painted and the \$200 cheque made out to Bonnie and Michael Pierotti. *Note: dark colours are an additional \$75.*

2. Keg parties are against the law and absolutely not permitted in our buildings. Any other gatherings you wish to have should be kept well under control by you. You, as the Tenant, are fully responsible for any of your guests behavior. Any vandalism that occurs to a building, even if you are unaware of it, will be charged to you if you are having a party. This includes, but is not limited to, damage in hallways, litter and broken glass. Know your guests and control your guests.

3. Bedroom doorknobs should be privacy locksets (lockable from the inside-no keys). Keyed doorknobs are not permitted, and will be removed by us.

For any service requirement, please email bonnie.mike@rogers.com If it is an emergency you can call 519-670-6606 or 519-851-9193.

Thank you,

Mike and Bonnie Pierotti