

# WELCOME!

Here are a few things that will be of help to you when renting from Miller Properties.

## Services.

Maintenance and repairs will be provided by Miller & Sons. If you are hanging curtain rods or installing other fixtures, we will be happy to do installation for you. We prefer it that way! Any permanent changes or improvements must be cleared with us first.

## Rent Includes.

Snow Removal and Lawn Care as needed and ongoing maintenance. It does not include utilities, cable, water or garbage pickup. If you need to know how to apply for these services, just call our office we'll be happy to help in any way we can!

## Deposit:

The deposit is actually a cleaning / damage deposit. If the unit is left dirty and we have to hire carpet cleaners, painters or house cleaners... all cleaning costs & labor will be deducted from the deposit.

## Wood Flooring:

Wood Flooring should not be washed or waxed. Simply dust using a regular dusting product or one designed for wood floors. Do not use cleaners or water based products. Simple vacuuming and dusting should suffice. If liquid or water spills onto floor... be sure and wipe up immediately. The coated finish should protect the floor adequately.

## Appliances / Furnaces:

If you have a problem with a unit's appliances, furnace, air conditioning or plumbing. Please call our office in the daytime 696-6558. We have people on call who will come immediately. After hours call us at 696-6558 or if you can't reach us, call our son Matt Miller 925-5878 who is on call and has an answering machine. Our goal is to take care of your needs promptly.

## Rent Payments:

Please set up your lease to reflect a date of rent payment that you can easily make every month. If you set it up for the first of the month, we will expect payment before the first or on the first. If you need a few days leeway each month, set the payment date up for the 8th. We will then expect payment on or before the 8th. We do expect rent on time, so set your most convenient date now. We will call if payment is not in the office by the date you specify. We do not accept partial rents. If you have to deviate from your date, please call and let us know ahead of time. You may pay in person at the office, or pre-addressed stamped envelopes will be provided for your convenience.

## Unit Limits:

We do have a limit of permanent residents for each unit. That does not include occasional guests and visiting relatives, if the stay is less than two weeks. If you have people coming for a long stay, let us know.

#### Quiet Policy:

Our units are located in residential neighborhoods, and often include senior citizens. Please be careful of noise especially after 10pm. If a neighbor calls about noise, we will notify you of the problem.

#### Smoking:

All of our units are absolutely non-smoking. That means guests will also be expected to smoke outside. Future residents of your unit may be allergy prone or sensitive to smoke.

#### Pets:

Absolutely no pets on the premises, unless specifically arranged for. Non Refundable Deposits required, only in Specific units and with prearranged pet restrictions in the lease. Ask about specific pet restrictions.

#### Grills:

Please be aware of intense heat when using grills on small patios or porches. Keep sufficient distance between the grill and the siding to prevent damage.

#### Your Yard:

Although we do lawn care, you are welcome to have a small garden, plant some flowers and enjoy your yard. However, please call us ahead of time for approval of your plans.

## Contact Us!

We like to have a friendly, family style relationship with our residents. Please feel free to stop by the office anytime - or call us with questions. Contact people and numbers are below:

Pete & Carol Miller      cell 696-6558

If you can't reach us... Matt & Paula Miller      home 925-5878

## Miller Properties

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