

# TENANT GUIDE

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Welcome to Senior Housing. Please take a few moments to read the following information about living here.

Your Physical Address is: \_\_\_\_\_, Marbleton, WY 83113

## IMPORTANT PHONE NUMBERS

MANAGEMENT	(307) 260-3134
POLICE	(307) 276-3450 OR 911
AMBULANCE	(307) 276-3032
DOMINION ENERGY	1-800-323-5517
ROCKY MOUNTAIN POWER	1-888-221-7070
CENTURYLINK	1-800-201-4099
DIRECT TV	1-877-445-1986
SENIOR CENTER	(307) 276-3249

### UTILITIES:

Electric and gas are the tenant's responsibility, it is not included in the rent. Utilities must be turned on and in the tenant's name upon possession of the unit. Trash pickup is included in your rent; receptacles must be put on the curb for 6am Monday pick up. After pick-up you need to return the receptacle to the garage.

### MANAGEMENT HOURS:

Hours to request information, repair order/warranty request or complaints are Monday thru Friday, 8:00 am to 5:00 pm, except holidays when we are closed. Emergency calls for maintenance or lock-outs are 24-7. If your call is not answered leave a brief message and your call will be returned. The telephone number for the Property Manager is (307) 260-3134.

### SATELLITE TV:

Your unit is wired for satellite. Satellite is not included in your rent; to begin receiving service you will need to contact Direct TV.

### INTERNET & COMPUTER ACCESS:

Your unit is wired for internet. Internet is not included in your rent; to begin receiving service you will need to contact CenturyLink.

### RENTERS INSURANCE:

As a tenant you are not required to obtain Renters Insurance. Renter's insurance policies are designed to cover **YOU** in the event of loss to your personal property and protect you in the event you are responsible for injury or property damage to others in your rented unit.

Renter's insurance will cover all or a portion of a loss to such items as your furniture, electronic equipment, computer, clothes and other personal items and is relatively inexpensive. If you are interested in obtaining Renters Insurance, contact your insurance agent.

### MAINTENANCE/REPAIR:

Maintenance assumes responsibility for all repairs, lawn care and snow removal from sidewalks and driveways. This service is included in the rent. Tenants are expected to provide light bulbs but they will be installed for you, properly dispose of garbage and keep their units and immediate grounds clean and free of hazards. A repair from abuse or misuse is the tenant's responsibility. Making holes in walls and placing items on the exterior of the building is prohibited. 3M Brand adhesive (Commander) strips may be used for hanging items on walls.

### SENIOR CENTER:

Lunch is served 3-days a week; Tuesday, Wednesday, Thursday, closed on holidays. We encourage you to acquaint yourself with the Center as it provides a variety of services and social, educational and recreational events throughout the year. In the event of a power outage the Center opens its doors as it is on a backup generator. **The Center is not affiliated with Senior Housing.**

### COMMUNITY PATIO:

Located in the center of your building complex is a large patio area with a barbeque grill, tables and chairs. It is strictly used on a first-come basis. If you are planning a special event, check with your neighbors for a conflict of interest, we do not reserve use.

### GUESTS:

Ensure everyone's quiet enjoyment and safety; supervision of children and other guests is the responsibility of the tenant.

I/we understand the information contained in the Tenant's Guide.

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Tenant Signature	Date	Tenant Signature	Date
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