

**MERRILL AREA HOUSING AUTHORITY
RENTAL GUIDELINES**

3 BEDROOM HOME

**909 Grand Avenue
Merrill, WI 54452**

MONTHLY RENT:	\$700.00
LEASE TERM:	One year and then month to month
SECURITY DEPOSIT:	\$700.00
UTILITIES:	Not included – Renter is responsible for heat, electric, water, sewer, trash, and recycling.
APPLIANCES:	Stove and refrigerator included
PETS:	No Pets Allowed
NO SMOKING:	Smoking only allowed on street

All lawn care and snow removal are the responsibility of the renter. The Housing Authority will be responsible for the maintenance of the structure, mechanicals, and appliances.

Prior landlord checks, employment verification, eviction records, background and credit check, sex offender and personal references will be requested at the start of the approval process.

Applicants will be provided with a copy of the House Rules that outline the expectations the Housing Authority will require of all renters.

Rent will be due on the 1st of every month and the renter is responsible for keeping their utility accounts paid in full monthly or quarterly.

Renters will be subject to quarterly inspections for health and safety violations. If damage to the property is noted, the renter is responsible for the cost of the repairs.

The Bluejay Homes are no smoking properties, no outdoor fire pits allowed, and grilling is acceptable but the grill must be kept a minimum of 3 feet from the house at all times.