



LEGAL RIGHTS OF TENANTS

If you have any doubts about the condition of your property or practices of your landlord, don't hesitate to call the Off-Campus Housing Program at 763-4105 or Student Legal Services at 763-9920.

Call us if:

- Your landlord charges fees not stipulated in the lease
- You have not been given two copies of an inventory checklist
- Your landlord enters your unit without notifying you
- Your unit is in run-down or dangerous condition, or was inaccurately represented
- Repairs are not being done, or you are not provided heat
- You are not familiar with contract laws in Michigan, and would like an explanation
- You don't understand any part of your lease agreement (joint & several clauses, etc.)
- Your landlord wants to make changes to your lease

Your landlord CAN:

- Require a security deposit of one and one-half month's rent
- Require a reasonable cleaning fee
- Require an application fee
- Perform a credit check

Your landlord CANNOT:

- Discriminate against you because of race, gender, color, religion, sexual orientation, national origin, ancestry or student status.
- Require the first and last month's rent at the time the lease is signed.

Tips for a Good Landlord/Tenant Relationship

- ⇒ Make sure you have read and understand your lease.
- ⇒ Pay your rent on time.
- ⇒ Complete your inventory checklist and return it promptly.
- ⇒ Let your landlord know about problems in your unit immediately, **in writing**, to give him/her reasonable time to correct the problem before it becomes worse.
- ⇒ Treat the unit and property with respect. See that your guests do the same.
- ⇒ Inform your landlord if the house will be empty for an extended period of time (more than a week), and have mail and newspapers picked up.
- ⇒ Lock your doors and windows when you're not home!
- ⇒ In non-emergency situations, it is appropriate to call your landlord after dark (before 10 pm) or on weekends, although they may be more difficult to reach. In an emergency, you should always call right away.
- ⇒ Discuss repairs with your landlord, including time estimates, to ensure they run smoothly.
- ⇒ Do not have people live in the house who are not on the lease.
- ⇒ See www.housing.umich.edu for more information.

