



Summary of Community Policies and Lease Terms

Screening Process

Background Check

We will conduct a Credit/Criminal background check at the time of application.

Financial Support Available

A few apartments at the Watershed are eligible for a reduced rent rate based on the applicant's household income.

If you want to, we'll work with you to complete an income verification process at the time of leasing and annually thereafter.

Lease Terms

Leasing

Leases will be for a 1 yr. term. We'll contact you about renewal before your lease comes to an end.

A 1-month deposit and first month's rent will be due at lease signing.

We have set up a convenient system for electronic transactions. We'll be asking you to set up monthly automatic rent payment.

We're committed to making sure everyone in our community goes through the same qualification process, so we will not be able to allow subletting.

The automatic payment process should make it so you pay your rent without having to think about it, but in the case that the rent is late, there is a 5% late fee. If outstanding balances persist we reserve the right to charge legally appropriate interest.

We will require that you get renter's insurance. If you need help finding it we can help.



Utilities

You'll get your own Electric, Gas and Internet accounts, but we will set up your water and trash and pass along the costs.

Community Policies

Clutter

For everyone's enjoyment, we want you to keep balconies and common areas clear of clutter.

Community room

We made a really cool community room on the 3rd floor with a big screen TV and a lot of furniture for hanging out. Sometimes we'll do events there.

Conduct

We won't tolerate residents who engage in illegal, violent or threatening activities.

Your guests are welcome! Please make sure that they follow the community rules while they're with us.

Loading/unloading

The City of Sturgis has designated a number of parking spots near the rear entrance of the building for loading and unloading. Tenants will be able to use the area for move-in, unloading groceries, etc.

Mail/Package storage

The Watershed contains a facility for receiving mail and packages on the main floor at the rear entrance.



No smoking

Smoking will not be allowed anywhere on the Watershed property including in tenant residences or balconies.

Parking

You can use any of the ample public free parking located in the vicinity of the building including the lot behind the building. Remember, some spots will be designated for overnight parking. You might get towed if you park overnight in the wrong spot.

In addition to public parking, you can use the private parking lot at 209 John St. We'll give you an identification sticker for your windshield.

Pets

We love our furry friends but for everyone's comfort, pets will not be allowed at the Watershed.

Quiet hours 10PM – 9AM

We ask that you not make excessive noise at any time, and especially refrain from making noise that may disturb others between the hours of 10PM and 9AM, 7 days per week.

Security

Access to tenant areas will be controlled by electronic badge readers. You will be given access badges that allow entry to the elevator and staircases. Please do your part to keep everyone safe by not propping doors open or letting in people you don't know.

You'll get a regular key to your apartment door.