

## true suburban ...LUXURY



- 1 and 2 Bedroom Apartments and Townhouses
- Air Conditioned
- Carpeted
- Heat Furnished
- Walk-in Closets
- Balcony or Terrace in some units
- Swimming Pool
- Community Building with Sauna
- Hot Point Appliances
- 1 and 1 1/2 Bath
- Giant Basement Storage
- Hot Water Furnished

SECURITY PATROLLED

from **\$180**

IMMEDIATE OCCUPANCY

Straight out 5 MILE ...  
West of HAGGERTY

PHONE

**455-1900**

OPEN:

1:00 p.m. to 6:00 p.m.

## Lake Pointe Village APARTMENTS PLYMOUTH, MICH.

1 & 2 BEDROOM  
APARTMENTS AVAILABLE

from  
**\$175.00**

- Snack Bar
- Dining Room
- Carpeted
- Air Conditioned
- Balcony
- Hot Point appliances
- Swimming Pool
- Club House
- Basement Storage Locker
- Sound Proof
- Laundry Facilities

ADULTS ONLY  
NO PETS

Drive out to the end of Schoolcraft to Wilcox (West of Haggerty, 1/4 mile, North of Plymouth Rd.) 14170 Shadywood Dr. at Wilcox. See Manager on premises, Apt. 25.

Closed-Wednesday

PHONE

**453-1597**

## The New Law... RENTERS REJOICE

Observerland renters, rejoice! You may get your security deposit back from your landlord when you terminate your lease. The law is behind you after April 1.

The new landlord-tenant law passed at the close of the last legislative session is aimed at stopping some of the abuse that surrounded security deposits in Michigan for the past few years.

The final draft of the law is a compromise from the original proposal. Supporters of the new law -- which include the Michigan Consumers Council, the Michigan attorney general's office and Michigan legal Services -- believe the new law gives tenants more bargaining power and puts them in a more equitable position with landlords.

IF THE LANDLORD claims there are damages to his property, he will have to sue the tenant in order to retain the deposit. And that suit must be started within 45 days after the renter moves.

Presently the tenant must sue in a small claims court to get his security deposit back from a reluctant landlord.

Supporters had also hoped that the law would require landlords to establish an escrow account for security deposits. Landlords strongly objected to this requirement, and a compromise in the Legislature was reached.

The law will apply to all leases negotiated or renewed after April 1 on all rental property, including mobile home space.

Under the new law, landlords will still be able to use security deposits in their business operations. This point was very important to landlords represented in Lansing. In cases of large apartment management firms, security deposit income can amount to about \$200,000 a year.

the secretary of state's office to insure that money will be on hand to return to tenants when they move out. Any tenant can bring court action to collect on the bond.

If a tenant terminates his rental agreement before it runs out, the landlord may keep the security deposit for rent owed. The landlord can also use the security deposit for utility bills not paid by the tenant.

LANDLORDS WILL no longer be able to use security deposits for normal, routine maintenance of a rental unit after a tenant leaves. The law requires that security deposits can be used only for actual damages caused by the tenant and not for those reasonably expected during normal occupancy of the rental unit.

Unfortunately, this is where most landlord-tenant disputes arise. What is reasonable wear and tear? No standards of minimal housekeeping have been established. Apartment

living is different from living in one's own house. Figures show that the average homeowner paints his interior walls about every five years. Apartments need to be painted twice in the same period.

One local landlord said he generally accepts the outlay for painting at two-year intervals, but leaving tenants seldom, if ever, leave a living unit in shape for the next family to move right in.

Moving tenants leave behind a vast array of discarded and unwanted junk that must be disposed of by someone, in many cases, in a rented truck. Moving day makes people who are normally considerate, forget that those things they don't want to drag to their new home aren't welcome additions to those moving in behind them. New tenants usually object to cleaning and scrubbing someone else's dirt. Perhaps the wall isn't caved in, but a cleaning company must be hired. Landlords ask why they should subsidize a trash removal program.

MANY DISPUTES have arisen as to the repair of damages. Tenants claim that landlords use minor damages as an excuse for expensive remodeling. A tenant admits to chipping the enamel off the kitchen sink when a can of soup slipped from his grasp. He wants to use touch-up paint for a repair job, while the landlord wants to replace the sink. There is a \$100 difference.

Lawmakers failed to define "normal wear-and-tear." Apartment living is not the same as single family living in one's own house and the wear is different.

The new law also requires the use of check-lists at the beginning and end of tenancy, detailing the condition of the rental unit for which a security deposit is required. The tenants must return a copy of the checklist to the landlord within seven days after he moves in. Tenants can ask to see a copy of the last termination inventory checklist which shows what claims were charged to the last tenants in the unit.

Landlords must inform tenants, 14 days after they move in, of the landlord's name and address and the name and address of the financial institution where his security deposit is held.

Landlords must send tenants, within 30 days after the tenant leaves, an itemized list of damages and estimated cost of repair. If the landlord fails to send the list, he forfeits any part of the security deposit. If tenants fail to respond to the notice within seven days, they forfeit the amount of the deposit claimed for damages.

Tenants must give the landlord a forwarding address within four days after leaving the rental unit or they forfeit their right to receive an itemized list of damages.

## The only humble thing about these condominium homes is the price.

Roomy, solid one and two bedroom condominium apartments with the kind of features you used to find years ago.

Like eating space in the kitchen. Which is all-electric and color coordinated. Even, steady baseboard heating with individual controls. Air conditioning. Carpeting in every living area.

Big rooms. Big closets. Big windows.

And big outdoor areas.  
Lots of plush,

green lawn. Surrounding you everywhere you go at Redford House. Near the swimming pool. Or the sun deck. Or the barbecue area. Or the paved parking lot.

In this location you never get that closed-in city feeling. But you're never far away, either.

And the best thing is the price of all this.  
\$16,990 for a one bedroom apartment.  
\$21,490 for a two bedroom apartment.

It's a value we don't think  
you can beat.

Come see us  
soon.



## Redford House

26345 W. SEVEN MILE between Beech Daly and Inkster

Model Hours: Daily 1-6; Mon. & Fri. 1-9 (closed Thurs.)

Model Phone: 532-3222

Sales by Henry Sandveiss & Company