**3413A hutchison – Available May 1st 2020ù20**

* 3 Bedrooms
* 2 Bathrooms
* Ground Level
* Fully furnished
	+ Mattresses included
* Wifi Internet Included
* Electricity not included (ballpark 31.38$ per person / month)
* 1 100$ per room – 3 300$ for the unit
* 12 months lease

**Details**

* No smoking inside the unit
* No animals permitted
* No short-term subleasing on Kijiji or Airbnb
* Apartment needs to remain in same condition as it was rented

**Maintenance**

* If maintenance to the unit is required during the tenants stay and the tenants are responsible for the problem, the fees will be charged to the tenants
* Accordance to Quebec laws, it is the tenant’s responsibility to keep the apartment sanitary clean at all time

**Payments**

* 1st month of lease needs to be paid at lease signature (3 300$)
* Furniture rental agreement needs to be paid 1 month before lease begins (1 500$)
	+ Fully refunded at end of the lease
* Monthly rent payment will be done by interac transfer starting June 1st since
	+ Payments need to be done the 1st of each month

**Summer Subleasing**

* We currently can’t offer a sublease agreement for Summer months because of ongoing change in Montreal laws regarding short term rentals
* There is a possibility that for the time between May 1st to August 18th, we offer you to sublease the unit for you, giving you a 55% credit on your rent.
* The details will be communicated to you, if applicable, and you will have the chance to accept or reject our offer

**Clean apartment coming in and going out**

* When new tenants move in, we offer an extra clean apartment where everything was cleaned, like an Airbnb, by a professional team - within the first 3 days
* When you will leave, the same team will come after your departure and you will be responsible for the cost of that major clean-up.
* From what we have seen, depending on how the apartment is left, this clean up will cost between 350$ and 650$.

**Renewal**

* At all time, tenants can advice if the unit won’t be renewed for another year
* If tenants haven’t noticed owners about intention to leave 3 months prior to lease end, lease will be renewed for another 12 months

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