

4003 & 4007 North Downer, Shorewood, WI

# FAQ

## Welcome to the Hayek Apartments!



### What are the apartment addresses?

There are 3 apartments:

4003 N Downer Unit A (2br, 2ba)

4003 N Downer Unit B (2br + den, 2ba)

4007 N Downer (3br, private entrance at north corner)

### What types of leases are available?

We are offering 12- or 24-month leases using the standard Wisconsin lease form.

### How do I pay my rent?

Venmo (@Elan-Peltz) or ACH to Belmont Bank upon request. Rent is due on the 1st of the month.

### Is a security deposit required?

No, but we do collect a \$500 one-time, non-refundable move-in fee and \$50 application fee.

### What kind of HVAC do the units have?

In-unit, forced-air heat and air conditioning

### What kind of parking is available?

There is a surface lot with assigned spaces. Residential tenants should use the east row, retail tenants should use the west row.

### What utilities do tenants pay for?

Tenants pay for gas, electricity, and water. Tenants are also responsible for their own cable TV and Internet.

### Who should tenants call for utilities?

We Energies for gas and electric (1-800-242-9137)

### What else are tenants responsible for?

Tenants are responsible for changing light bulbs and replacing furnace filters on a regular basis.

### What amenities does the landlord pay for?

The landlord pays for snow removal, lawn maintenance, and general building maintenance, among other things.

### Who's the cable internet provider?

Spectrum (<https://www.spectrum.com>)

### Who shovels snow from the sidewalk and parking?

Ray

### Who does the lawn?

Roberto

### Who do I call for maintenance?

Please text Ray (number to be provided) and Elan (414-248-7769). Ray does not check emails, so text.

### What if I'm locked out?

Ray can assist you. Lock-out charges are \$75.

### Is the building sprinklered?

Yes, the building is fully sprinklered for fire safety. That's what the heads in the ceiling are. Additionally, the building has fire Alarm monitoring with Guetzke Fire Alarm.

### Do the units have buzzers?

Yes, the units have a buzzer entry system.

### Do the countertops require special care?

Yes, the countertops are quartz and should be cleaned using appropriate cleaners.

### Do the units have storage spaces?

Yes, there are basement storage spaces available upon request.

### How are trash and recycling handled?

We use Eagle Disposal for our garbage and recycling. The building has a dumpster.

### Are pets allowed?

Yes, but only upon approval. Pets require a \$400 non-refundable fee. Please submit pet health records as part of the approval process. Please ensure your pets are well looked-after to keep noise to a minimum.

### Can I sublet if I'm being relocated?

Yes, upon approval.

### Who's occupying the retail spaces?

Skn bar RX will occupy one space. The other space is still available.

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