

IMPORTANT INFO

For New Residents of Luxy Properties

Rent: Rent is **DUE** by the 1st of the month

If you are **LATE**, you will be responsible for a late fee (\$10 for the first \$500 of your unit rent plus 5% of the remaining balance) **AND** immediately served a 5-day notice by our process server. Late fees are assessed on the **FULL** amount of rent (not the unpaid amount).

Utilities: Setting up utilities is **YOUR** responsibility. Failure to turn on could result in power outages or **NO** heat. Please review your lease to see what bill(s) must be transferred in your name prior to your lease start date.

ComEd: 800.334.7661

Peoples Gas: 866.556.6001

Comcast: 800.266.2278

Maintenance: You have (3) options for maintenance request:

- 1) Submit Resident Service Request on our website (www.LuxyProperties.com)
- 2) Email maintenance request to info@LuxyProperties.com (Please include property address, unit #, Full Name, Phone # & Description of Request)
- 3) We can be reached via phone @ 312.884.1005

Emergency: Emergencies include major water leaks, break-ins, no hot water or no heat. Please contact us at 312.884.1005

If you smell gas in your unit, Contact Peoples Gas **IMMEDIATELY**
866.556.6002