



www.esurentals.com

Welcome! We are pleased to have you as a tenant and happy you chose our property to reside.

RENT: Rent can be paid online, through the mail, or in person.
Mail/In person: ESU Rentals
314 Washington St
East Stroudsburg PA, 18301
ONLINE (preferred): esurentals.tenantcloud.com

Make checks payable to **Extra Special Units, LLC**

We strongly suggest paying online to avoid late fees and ensure payments are received. Please use [Tenant Cloud](#) to do so.

We expect rent to be paid on time. If rent is late, you will be charged a late fee in accordance with your lease. We expect you to take care of the property. If there are issues with the property we will fix them. We do not tolerate late/unpaid rent or unkempt properties.



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Tenant Information Sheet

Important Numbers:

General Contact:	esurentals@gmail.com	
Lease & Renewals:	Bruce	570-460-3985
Maintenance & Emergencies:	Matt	570-242-8356
Rent & Utility Payments:	Eric	570-242-3501

Utilities:

You must keep service to the property for the entire lease term, regardless if you are living there or not. The apartment must be kept above 55 degrees at all times to prevent pipes from freezing. The tenant will pay for any damage due to negligence.

Electric:

You are required to transfer electric utilities to your name. You must keep electric service to the property for the entire lease term, regardless if you are living there or not. Your meter will either say "PPL" or "Met-Ed/First Energy"

Heat:

Gas

Unless it is included in your rent:
UGI 800-276-2722. Your meter number is labeled on the gas meter outside the home/apartment. You are required to transfer this to your name.

Oil

You may select the oil provider of your choosing. Do not allow the oil tank to empty completely or the system will have to be flushed at Tenant's expense (including any damage to system). We recommend [Stiff Oil](#) and setting up automatic delivery.

Water/Sewer:

Water/Sewer is billed on a quarterly basis and will be uploaded to your online ledger. A copy of your statement will be attached.

Trash:

Trash is billed on an annual basis. In the Borough: **Collection day is Tuesday.**

To avoid receiving fines for garbage violations:

- Place garbage cans at curbside after 5:00 p.m. the day prior to collection day
- Bring garbage cans from curbside before 8:00 a.m. the day after collection
- Be sure the garbage can lid closes completely!
- Only utilize the green garbage can issued by Waste Management
- Purchase specially marked garbage bags from our office for additional trash
- Only place ONE bulk item out per week



- Purchase special bulk item tag from the Borough office for additional bulk items
- Do not place electronics at curbside – take them to the recycling center
- For a full list of Borough Waste Guidelines please visit [Garbage Collection Information](#)

Maintenance Requests:

Please submit maintenance requests online through the TenantCloud site. We will follow up promptly to requests. In an emergency please contact the individuals above.