



THE HAMILTON

MIDTOWN DETROIT

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WELCOME TO MIDTOWN DETROIT

On behalf of The Hamilton Midtown Team, we would like to thank you for choosing The Hamilton Midtown as your new home.

This reference guide is meant to help you get acclimated to your new home and to familiarize yourself with The Hamilton lifestyle. We recommend that you keep it handy for those days when you're wondering what, where, or how. As always, your comfort and convenience is our first priority.



AMENITIES

THE LOUNGE (1ST FLOOR INTERIOR LOUNGE)

Located on first floor, this indoor lounge is a great place for you and your guests to relax and entertain. Features include a fireplace, large screen televisions, coffee station, complimentary refreshments, and Wi-Fi.



THE GYM (HEALTH & FITNESS CENTER)

No need for a gym membership when you live at The Hamilton. Our state-of-the-art fitness center has everything you need for a great workout. The center facility is open 24/7 for your convenience.

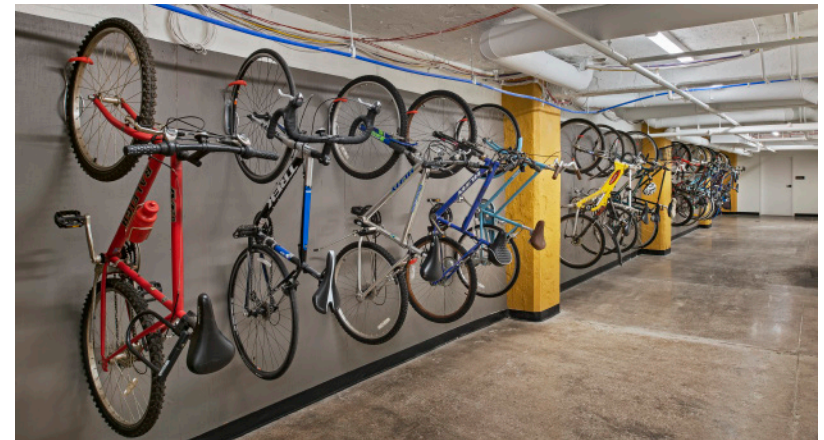


THE HUB (BUSINESS/CONFERENCE CENTER)

Our 24/7 Resident Conference Center is available for business meetings, remote work, or study sessions. Complementary Wi-Fi access and printing capabilities are provided.

THE SHOP (BICYCLE REPAIR)

Biking is a great way to commute and explore the city. The Hamilton offers an extensive bike repair room equipped with tools, an air pump, and a workbench for your repair needs.



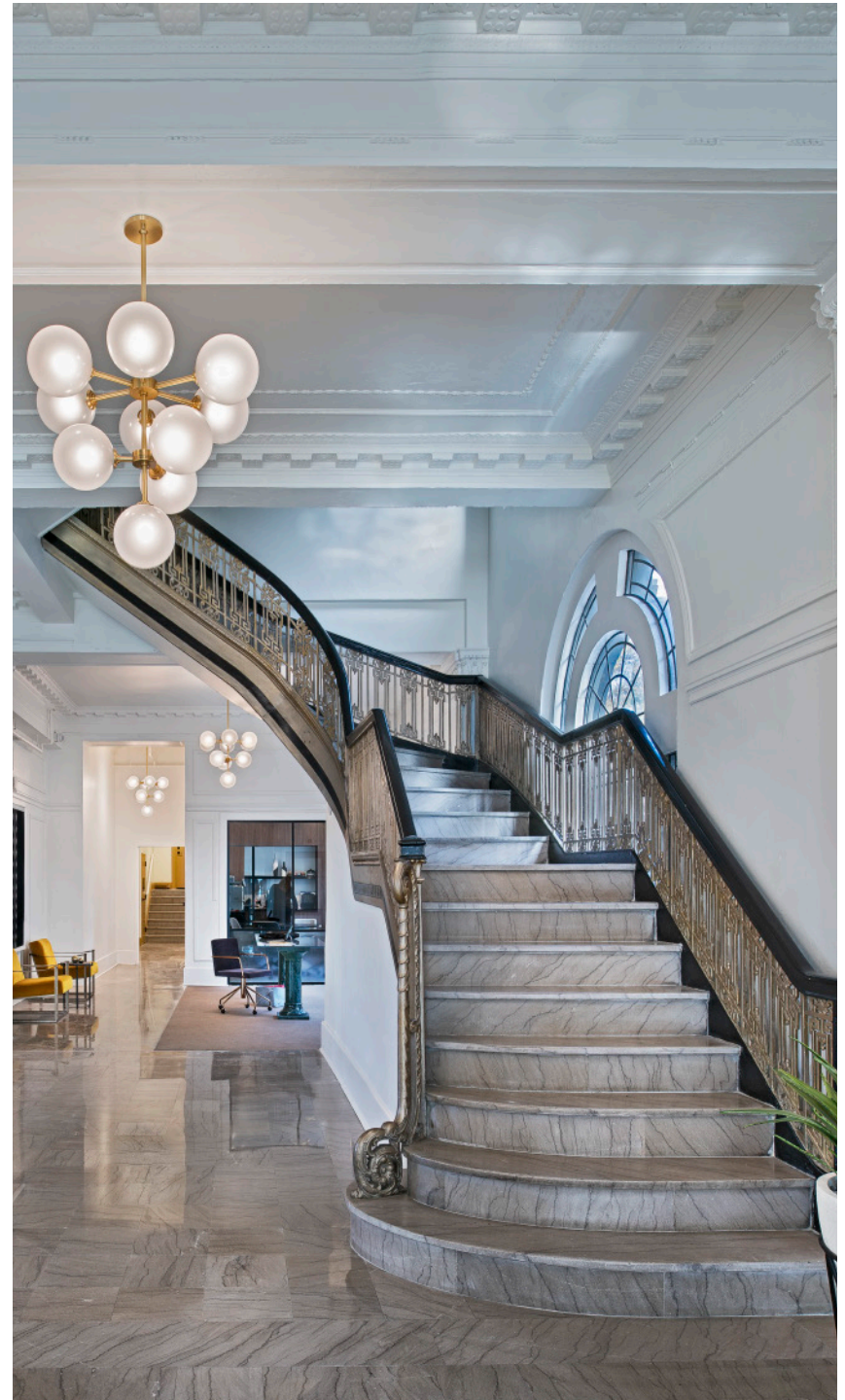
THE SALON (PET GROOMING STATION)

With our Pet Grooming Station available to all residents, you can conveniently groom your pet without any mess in your apartment.



HUNTINGTON CLEANERS

On-site dry cleaning lockers. Simply place your items in an empty locker, secure it with a 4-digit code, and place your order online. Once your items are ready, you will receive a notification with pickup instructions.



DAILY LIFE

RENTING AT THE HAMILTON MIDTOWN

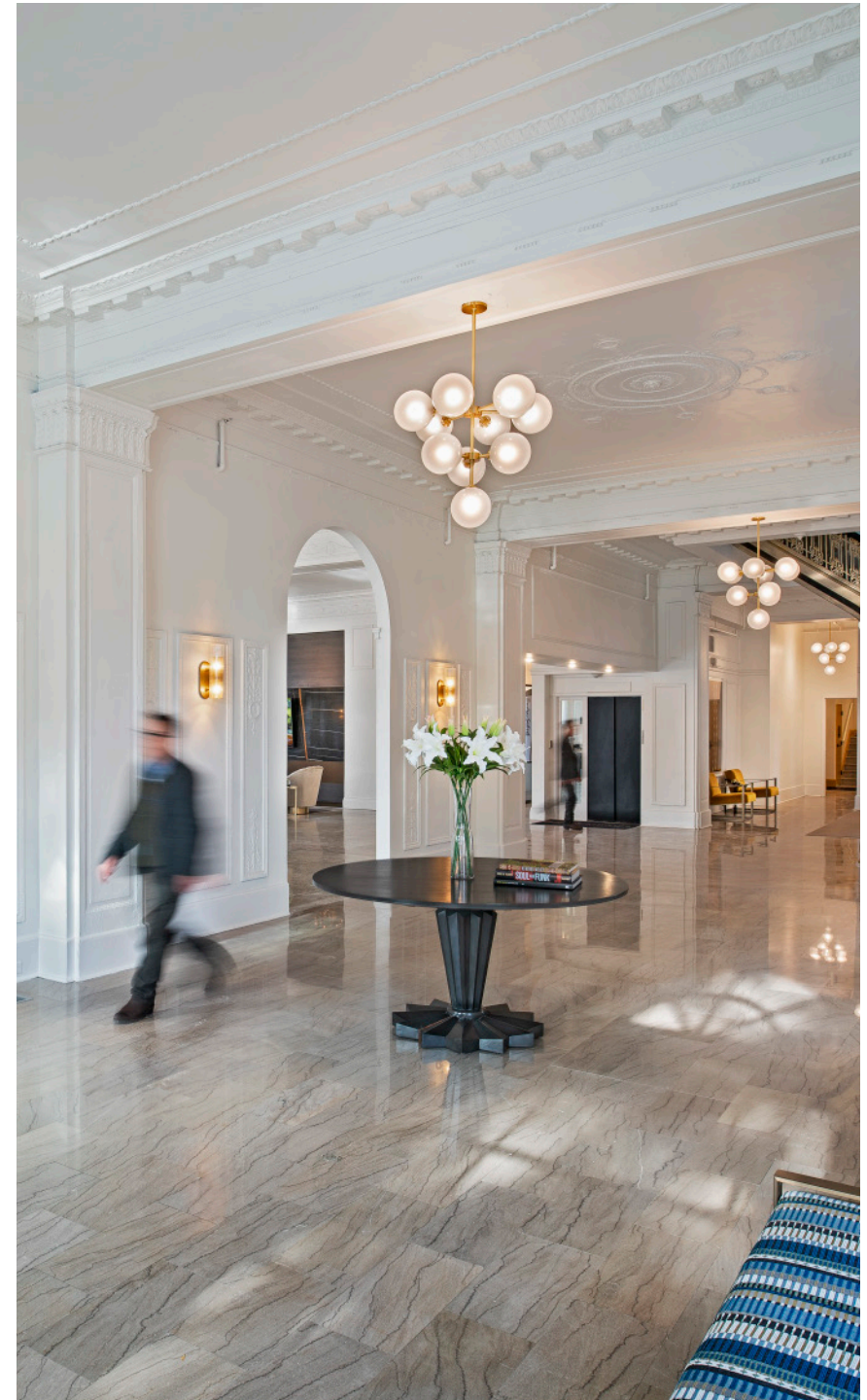
For your convenience, we offer two ways for residents to make payments:

1. Rent payments are now even more convenient with our Walk-In Payment System (WIPS)! Simply visit a participating retail location to make a cash payment. For details, on how to set up your WIPS account visit the Leasing Office.
2. Don't feel like leaving your apartment? No problem, just use our convenient Resident Portal to pay rent online. We accept most major credit cards (Visa, Discover, and MasterCard), as well as e-checks.

Enroll at: thehamiltonmidtown.com.

COMMUNITY EXPECTATIONS

The Hamilton is a smoke-free community. Smoking is not permitted inside apartments, indoor common areas, or outdoor shared spaces, etc. Help us maintain a fun, friendly, and safe living environment. Please be considerate of your neighbors and our team members.



PARKING

Reserve your spot in our gated surface lot today! While complimentary parking is available on the surrounding side roads, you can secure a guaranteed space in our exclusive lot. Contact the leasing office for details on reserving your spot.

RESIDENT STORAGE

Need a place to keep your holiday décor or memories of the past without cluttering your closets? Private storage lockers are available for residents to rent and are located in the building's lower level. Please see the Management team to secure a locker.

TRASH REMOVAL

Trash disposal chutes are conveniently located at the northeast staircase on each floor. Please make sure all items are properly secured in a heavy duty closed trash bag before placing in the chute. Boxes can be broken down and placed next to the trash chute or in the dumpster located on the first floor of the building next to the ramp. Need to dispose of something too large for the trash chute? Please don't try to force it down just give us a call and our maintenance team will come to assist.

MAILROOM

Resident mailboxes are located in the lobby next to the gym, identified by apartment number.

LUXER ONE

Expecting a package while you're out? The Management Office at Hamilton Midtown does not accept packages, but we've made it easy for you with LuxerOne! This secure locker service, conveniently located near the concierge desk, ensures you never miss a delivery. Residents are encouraged to create an account at www.luxerone.com. With LuxerOne, you'll receive instant notifications via text and/or email when your package arrives, along with a locker number and access code for easy retrieval. Stay worry-free and shop online with confidence!



HOME CARE

WE'RE HERE TO HELP!

Not sure where to find a particular cleaning product? Need help disposing of paint or chemicals? No problem, just let our maintenance team know and someone will be happy to assist you. In the meantime, here are some helpful tips to help keep your new apartment looking great.

CABINETS

- Wipe with a damp water absorbed cloth and dry with a lint free cloth
- Do NOT use harsh abrasives or detergents(i.e. steel wool, scouring pads), Ammonia based cleaners (i.e. glass cleaner, all purpose cleaner), Silicone polishes or Wax Paste

STAINLESS-STEEL APPLIANCES & SINKS

- Use soap and water, dish detergent, or ammonia for routine maintenance
- Rub with a soft cloth and mineral oil to restore luster
- Remove rust stains by rubbing lightly with a soft cloth
- Help us protect the environment! Avoid pouring paint, chemicals, oil, grease, etc. down the drain.

GARBAGE DISPOSALS

- Should your disposal stop working, don't panic! Try clearing debris from the disposal and then press the black/red "reset" button under the sink.
- Troublesome odors? Simply drop in some lemon slices, ice cubes, and salt and turn on the disposal. This should clear up any foul odors.

PORCELAIN SINKS

- Clean using a soft cloth or sponge
- Soft cleaners such as Dow Spray, Soft Scrub, Fantastic, etc. as well as soap and water or vinegar work great on porcelain
- Stubborn stains? No problem, just use a water-soluble bleach like Clorox

GRANITE COUNTERTOPS

- Regular maintenance is as easy as wiping the countertop down with warm water, a few drops of dish detergent, and a soft cloth.
- For more heavy-duty cleaning, you can use designated granite counter cleaning products, available at most hardware stores.

VINYL/WOOD FLOORING

- To keep your floor's beautiful appeal, sweep or vacuum regularly.
- Mop floors using a mixture of 50/50 hot water and vinegar. Please avoid using harsh cleaners as they may damage the surface of the flooring.
- Remove wax build-up using a solution of isopropyl alcohol and hot water.

GLASS STOVE COOKTOP

- We recommend cleaning with Magic Glass Cooktop Cleaner & Polish, used as often as necessary.

WINDOWS

- If you have questions about opening/operating the windows in your apartment, please reach out to a member of Hamilton Midtown team.

CABLE/INTERNET

- Your new apartment is pre-wired for Snip & AT&T. If you wish to use a different provider for these services, please contact the Leasing Office.



EMERGENCY SERVICES

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Hamilton Midtown provides 24/7 emergency maintenance to ensure your home stays in top condition. For emergencies, call 313.971.1169 and follow the prompts to reach our on-call maintenance team. We're here to help whenever you need us!

EMERGENCY SERVICES APPLY TO THE FOLLOWING:

- Please report the following issues immediately, as they require urgent attention:
- Loss of heat when temperatures drop below 50° F
- Loss of central air when temperatures rise above 85° F
- Water leaks that could cause property damage
- Inability to shut off a running faucet
- Total loss of electrical power in the apartment
- Nonfunctional lavatory, unless another is available in the unit

TO PLACE A NON-EMERGENCY SERVICE REQUEST:

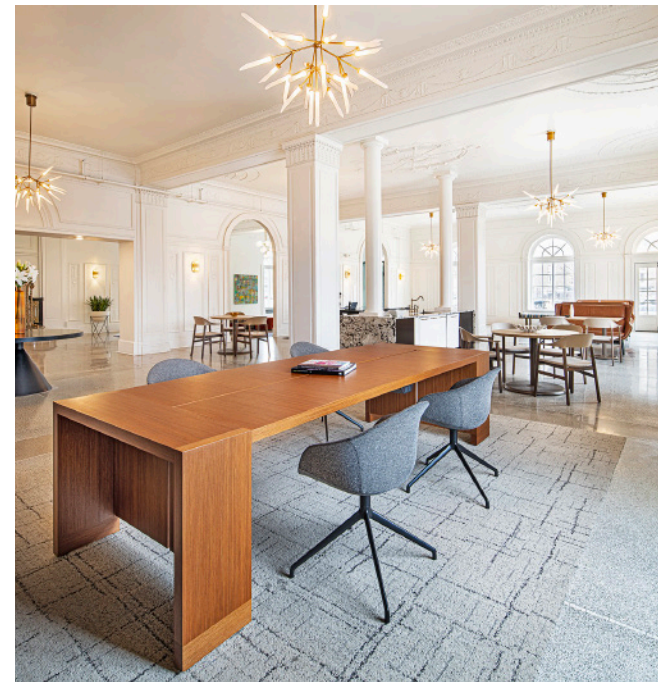
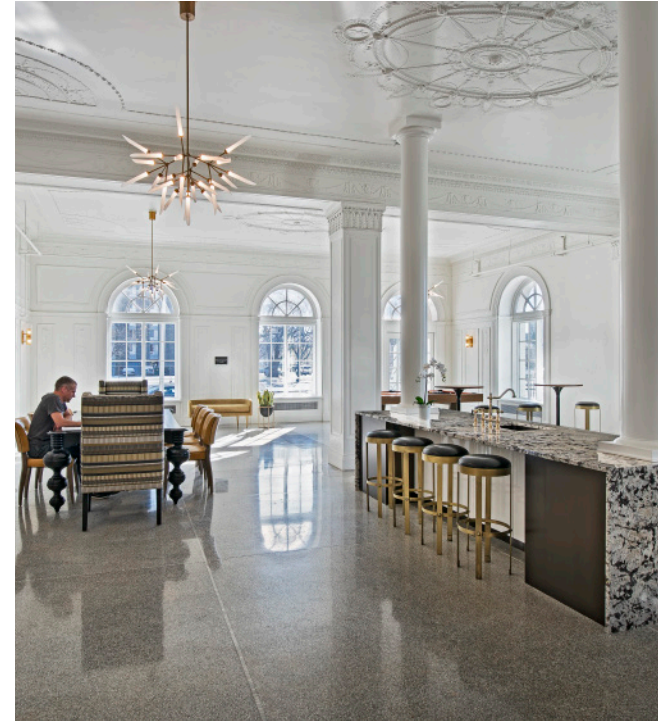
- For your convenience add requests through the Resident Portal. Please remember to declare if you have a furry friend and preferred method of contact.
- Please do not stop the maintenance staff during the course of the day to request a work order.

FOR OTHER PROBLEMS/EMERGENCIES

Fire & Police Emergencies.....911

Police Emergencies.....313.577.2222

Loss of Electrical Power from Outside.....DTE Energy 800.477.4747



WELCOME HOME.
WE'RE HAPPY YOU'RE HERE.



THE HAMILTON
MIDTOWN DETROIT

40 DAVENPORT ST.
DETROIT, MI 48201
THEHAMILTONMIDTOWN.COM

PROFESSIONALLY
MANAGED BY:

BRODER
SACHSE

REAL ESTATE

3663 WOODWARD AVE.
STE. 550 DETROIT, MI 48201
BRODERSACHSE.COM

