



AFFIDAVIT OF NO RENTAL COMPENSATION

_____, being duly sworn, says as follows:

1. That I am the owner of certain property located at _____, Ypsilanti, MI.
2. That I have owned the property since _____, and that the property is not my principal residence.
3. That I am aware of the Township of Ypsilanti’s Rental Housing Ordinance provisions which require any person who receives compensation for permitting non-owner(s) to use and occupy the property and register within the guidelines of the rental program. I further acknowledge that I understand the Code definition of “Rent” as follows:
Rent means the consideration paid for the right to use and possess property, examples of which include, but are not limited to, the payment of money, the payment of taxes, the payment of utilities, the exchange of goods or services, the performance of home improvements or routine maintenance, the occupancy of a dwelling to maintain security, a form of employment compensation, the bartered or discounted exchange(s) of merchandise or services, labor, and the like.
4. That no portion of the building or premises located at _____, Ypsilanti, MI is being used as a rental property according to the Code definition of “Rent” listed above nor will it be used as such in the foreseeable future.

Explanation of non-owner occupancy: _____

_____.

5. That I do not receive payments for rent, mortgage, taxes, utilities, or insurance; nor any form of goods or services such as home improvements, home security, or routine maintenance in exchange for occupancy of the property.
6. That I understand that failure to comply with provisions of the Township of Ypsilanti Rental Housing Certification Code constitutes a municipal civil infraction violation that will subject me to fines and penalties.

Signature of Owner(s):

STATE OF: _____

COUNTY OF: _____

On this _____ day of _____, 20____, personally appeared _____, affiant in the above matter, who being first duly sworn, deposes that he/she has read the foregoing Affidavit of No Rental Compensation by him/her subscribed, that he/she knows the contents thereof and that the same is true of his/her own knowledge, except as those matters therein stated to be based upon information and belief, and as to those matters, he/she believes same to be true.

Notary Public, County, State

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If you are the owner of a property in the Township of Ypsilanti which is currently being occupied by relatives or others, but you are not collecting rent or other monetary, goods, or service compensation you may submit an Affidavit of No Rental Compensation.

The Affidavit of No Rental Compensation is an affidavit meaning that any statements made within are subject to the penalties of perjury. It must be notarized before it will be accepted by the Office of Community Standards.

Section 18-179 of the Township of Ypsilanti requires that no person or entity, either the owner or the owner's responsible local agent, shall rent or lease a residential rental unit unless that owner or agent has first obtained a valid certificate of compliance.

Any person found to be in violation of any section of the Code is subject to a fine ranging from \$100 to \$500 per offense. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.

Please be aware that a complaint for eviction in the district court may be considered as proof of rental occupancy.

If you have filed an affidavit of non-rental and receive a Notice of Violation from the Office of Community Standards stating that you need to register the rental property, please contact the Department to discuss the reason for the notice.

If you have questions regarding the legal implications of filing an Affidavit of No Rental Compensation with regard to any property rights or potential penalties, please consult with an attorney.