



Do you want to include power & water in your rent?

We can take care of that!

When a tenant signs a lease, they have the option to include power and water in their rent. These fees will be prepaid by the tenant each month with rent (see below), which will typically cover the total usage each month. If the usage exceeds the prepaid amount, GSR will bill the excess amount to the tenant's account. Tenants can opt out by setting up utilities in their own name with Illinois American Water (1-800-422-2782) and Ameren Illinois (1-800-755-5000).

# of Bedrooms	Power & Water	Power Only* (Select units with water included)
Studio	\$60/month	\$40/month
1 Bedroom	\$80/month	\$60/month
2 Bedroom	\$100/month	\$80/month
3 Bedroom	\$140/month	\$100/month
4 Bedroom	\$180/month	\$120/month
5 Bedroom	\$200/month	\$160/month
6 Bedroom	\$220/month	\$180/month

- If tenant uses less than fee paid, there is no credit back.
- If tenant uses more, GSR bills tenant the difference.
- This helps make utilities simple – no deposit fee or hassle setting up utilities with each company.
- Tenants can take advantage of this at signing.