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**To:** [Meridian Manager](#); [Assistant Manager](#)  
**Cc:** [C&M McNeil](#)  
**Subject:** Lease Renewal Proposal and Term Adjustment Request  
**Date:** Friday, May 23, 2025 5:22:00 PM

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Dear Stephanie,

Thank you again for sharing the lease renewal options.

We appreciate the opportunity to continue living at 181 Gordon Street and would like to renew under terms that reflect both the history of our tenancy and the condition of the property.

We've outlined below a few important adjustments that would make the lease more workable and sustainable for us — grouped by category to simplify review.

### Health & Safety Considerations

- **AC/Heating duct cleaning:** We ask that the ducts be professionally cleaned, as they have not been serviced during our tenancy and doing so would help ensure good air quality.
- **Insulation safety:** If not already done in the past, we would appreciate confirmation that the insulation has been checked for asbestos, given the age of the home.
- **Windows and screens:** Many of the windows are painted shut, and none currently have screens, which makes fresh air circulation difficult and limits safe ventilation. We ask that functional windows with screens be made available in each room.

### Deferred or Previously Discussed Improvements

- **Venetian blinds replacement:** Many blinds remain broken or missing. We were told they would be replaced early in our tenancy, but that was postponed due to COVID and other circumstances. We request that blinds in disrepair be replaced for privacy and usability.
- **Fence installation option:** We'd like to retain the option to install a fence (at our expense) with prior written approval. This was discussed and verbally approved when we moved in, but never followed up on due to unexpected events.

### Lease Term Flexibility

- **12-month lease with renewal or month-to-month conversion:** We propose that the lease include a clause allowing us either to:
  1. Renew for another year at the same terms, or
  2. Automatically convert to month-to-month status under the same terms, unless either party gives 60 days' notice of change.
- **Buyout option:** We appreciate that the lease includes a buyout clause. We'd like to request that the fee be reduced to the equivalent of **one month's rent** rather than two, as a reflection of our long-term tenancy and good payment history.

### **Pet Fee Fairness**

- We paid a \$400 pet fee upon move-in for two pets. We've remained at or below that number and ask that the original arrangement remain in effect.
- If a pet rent policy is being applied, we propose a balanced structure: **\$20/month only for additional pets beyond two, and only for pets over 5 pounds.** This avoids applying charges to animals with minimal or no impact on the property. Otherwise, if we got an ant farm, that could run in the thousands per month.

### **Utilities**

- The current lease includes landlord-paid water and sewer, and we request that this continue. However, we're open to further discussion on this point as part of an overall agreement.

We've enjoyed living here and want to continue our tenancy with a few reasonable updates that reflect safety, fairness, and livability. Thank you for your time and consideration — we look forward to your response and continuing the conversation toward a positive resolution.

Warm regards,

**Chris McNeil & Meaghan Poyer**

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