Before moving in...

➢ See if your landlord is willing to do a walk through. They should provide you with a statement of condition.*

➢ Inspectional Services check the rental and determine if the space meets habitable regulations or if there are requirements for necessary maintenance. This is a useful service before or during your lease.
  ➢ Request a copy of the code report
  ➢ ISD is there to help both you and the landlord

➢ Take photo evidence and save in your records.

➢ Always communicate in writing.

If there are multiple changes to the lease, be sure to get all of those changes noted via an addendum to the lease or informal written method.


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**Inspectional Services**

**Medford Inspectonal Services**
Medford City Hall, 85 George P. Hassett Drive, Room 311 • 781-393-2560

**Somerville Inspectional Services**
1 Franey Rd • 617-625-6600 x5617 • isd@somervillema.gov

**Boston Inspectional Services**
1010 Massachusetts Ave, 5th Fl • 617-635-5300 • isd@boston.gov
Security Deposits & Other Payments

➢ Your **security deposit** is used to ensure that any damage, beyond normal wear and tear, done to the unit you are renting during your tenancy will be covered.
  ➢ Typically equivalent to one-month’s rent
  ➢ Separate interest-bearing account.
    ➢ You are due the interest accrued on the account.

Other fees to be aware of:
➢ Application fees
➢ Credit check fees
➢ Hold fees
➢ Pet fees
➢ Cleaning fees

Landlords and Brokers are not allowed to charge the above listed fees. However, a realtor may charge you a **broker or finder’s fee**. This fee is normally equal to one-month’s rent.

There are lots of important facts about how security deposits are handled in the state of Massachusetts. Look for more information on the Mass.gov website: [https://www.mass.gov/security-deposits](https://www.mass.gov/security-deposits)
Living in a Neighborhood - Community Relations

**WHAT TO LEARN BEFORE YOU MOVE IN?**
- Where can you park?
- When is trash day?
- What are the noise ordinances?
- When is street cleaning?
- Where are the things you need? Grocery stores, banks, laundry, etc.

**GET INVOLVED!**
- Boys & Girls Club
- Big Brothers Big Sisters
- Let’s Get Ready
- Strong Women, Strong Girls
- Tufts Community Day

**HOW TO BE A GOOD NEIGHBOR**
- Look up from your phones and say hello!
- Make sure that all trash is in your trash can
- Close your window
- Good fences make good neighbors
- Offer to rake leaves, shovel a driveway, or help a neighbor

**USE YOUR RESOURCES**
- Tufts Off Campus Website
- Res Life
- TUPD
- Sign up for alerts from the City
- Shuttle bus
Communicating with your Landlord

You may be lucky enough to find a landlord and housing rental that is renovated and free of any issues.

However, many renters do not. Some landlords are absentee, some may knowingly or unknowingly enforce illegal stipulations on renters.

It is important to know your rights, but also to ensure that anything not listed in the lease, but discussed regarding your tenancy is addressed in writing. This means via email communication, addendum to your lease, or otherwise.

Examples of items that may be different or unlisted within your lease:

- Subletting
- Pets
- Utility coverage
- Lease termination beyond eviction
- Parking
- Maintenance
- Use of specific spaces on property
Issues w/ Landlord

Your landlord is required by Massachusetts state law to be responsible for a variety of items regarding their property before you move in, during your tenancy, and after you leave.

Familiarize yourself with your rights and responsibilities, as well as your landlords rights and responsibilities.

**Useful Resources**

- Mass Legal Help
- State of Massachusetts site
- Attorney General Guide to Landlord and Tenant’s Rights

*more information and resources available on Off-Campus Housing Site [https://offcampus.tufts.edu/resource](https://offcampus.tufts.edu/resource)*
Housemates

Make sure everyone is on the same page.

**Helpful Topics to Cover**
- Learn each other’s pet peeves
- Talk about shared responsibilities:
  - Who is responsible for replenishing household items?
  - Apartment chores: cleanliness of common areas, garbage
- How do housemates feel about guests?
- Any house rules (no smoking, etc.)

**Dealing with Issues**
- Be open and upfront with how you all would like to communicate.
- Don’t let situations build up before speaking about them.
- Be open to compromise

**Non-verbal Cues**
It’s great to bring issues forward sooner rather than later, but it doesn’t always happen. Be aware of non-verbal cues that something may be wrong:
- Roommates are not speaking
- They leave when you enter a room
- Complaining
- Get angry over trivial matters
Before You Leave

➢ Schedule a walk-through with your Landlord.
  ➢ If they refuse to do a walk through with you, document do any necessary repairs/cleaning, document and mail to your landlord
  ➢ Ensure they have a forwarding address for your deposit return

What can they do with your deposit?

➢ Your security deposit can be used for:
  ➢ Unpaid rent
  ➢ Damages caused by you or a guest beyond reasonable wear and tear

➢ Your security deposit should not be used for:
  ➢ Damages there before you moved in
  ➢ Routine painting, cleaning or small repairs
  ➢ Undocumented repairs
  ➢ Unreasonably high costs for repair