Good Tenant / Good Neighbor

There are two principles. Respect for your Neighbors and Respect for the Property.

As a Good Tenant, Neighbor and Community Member, I accept the following responsibilities:

1. Get to know my property manager by name and face.
2. Get to know your neighbors by introducing yourselves to the ones next door and behind you.
3. Provide a contact person for your household and a telephone number in the event that neighbors have information to share.
4. Invite your neighbors to call you first if they have a concern or complaint about noise or other issues related to your household. Most people prefer to work out minor problems among themselves.
5. Check in with neighbors from time to time and ask how things are going.
6. Offer to help your neighbors with small acts of kindness like sharing garden vegetables, shoveling snow, moving furniture. There may be times when you need their help as well (i.e. watching your place while you are away, borrowing a drill or charcoal, etc.)
7. Let neighbors know in advance if you are hosting a social gathering. Ask them to contact you first if things get too noisy. If they do call, be respectful and take immediate action to lower the noise level.
8. If you’re a student at the University of Massachusetts, and if your landlord permits parties or gatherings at your property, register your party with the Off Campus Student Center. If you register your party and there’s a complaint, you’ll get a courtesy call from the police.
9. Noisy parties will not be tolerated in the neighborhood.
10. Call for help early if a situation is escalating. The police will not penalize you for being proactive with an issue and seeking their assistance.
11. Commit to reading the local by-laws of the community you are in.

As a Good Tenant, I accept the following responsibilities:

1. To complete all necessary paperwork in a timely manner.
2. Take pictures of any damage, print them, and staple them to the Statement of Condition.
3. Pay rent on time and in the manner requested.
4. Keep the property clean and free from damage beyond normal wear and tear.
5. Notify the landlord as soon as there’s a problem.
6. Provide proper notice before terminating a lease or rental agreement.
7. Pay for damages resulting from your own negligence or the negligence of a guest.
8. Refrain from taking on additional housemates or from subletting without the landlord’s written permission.
9. Allow the landlord to enter the premises at a mutually agreed upon time to make needed repairs or inspections.
10. Ensure that all tenants and guests conduct themselves in a manner that will not disturb other tenants’ peaceful enjoyment of the premises.
11. If a student at the University of Massachusetts, take the “Living Off Campus Certification”.
12. Follow ALL provisions of the lease.

Source: Valley Rental Company