



Eagle Crest

Property Management

55 North Pleasant Street • Amherst, MA 01002 • (413) 256-3442 • Fax: (413) 253-0799

<http://www.eaglecrestmanagement.com>

Good Neighbor Policy and Pledge

Living with friends off campus can be a very positive experience. You must realize that you are not a campus resident any more, you are instead a member of the community of Amherst. As such you need to understand that there are many expectations, guidelines, and laws that affect you, your neighbors, and the community at large. Eagle Crest Property Management prides itself in having the very best tenants, tenants who take their role as members of the community seriously. Please make note of the following components of off campus life.

Parties: For students living off campus, there is a large temptation to host parties. Your neighbors consist of families, working people, elderly people, graduate students, professors, and people from all kinds of social demographics. Many of these people go to sleep much earlier than the average undergraduate student. Please respect your neighbors' right to the quiet and peaceful enjoyment of their homes. If the police come to your residence in response to any complaint, you can expect no fewer than three categories of repercussion: 1) The police can fine each member of the household \$300 for even a single party. Additionally, they can arrest and prosecute the household members, especially if the residents or guest are uncooperative with law enforcement, and/or if there are any underage people found to be consuming or in possession of alcohol.

2) You can expect official lease violation notices to be issued by your landlord's agent. These notices may be sent to the cosigners. In more extreme, or repeat cases, this can lead to eviction from the residence.

3) The police and management may inform the University. The offending students will then be subject to the University Code of Student Conduct. This can result in probationary sanctions, expulsion, and/or may affect that student's ability to graduate.

Trash: All refuse must be put in the containers provided by the trash service. If trash service is a tenant obligation, the tenants must comply with public health code and put the trash in acceptable containers which must be emptied by private trash services, as required in the lease agreement. No trash shall be allowed to accumulate in the premises or outside on the property. Fines for violation of the above start at \$50 per day and can rise from there. For the method of disposal of bulky trash items, please contact your property manager or landlord.

Parking: Parking of vehicles shall be allowed only in approved areas. No parking or driving on the lawn is allowed at any time. Any damage caused to the lawn or premises as a result is the responsibility of the tenants. Vehicles parked improperly may be towed by management at any time, without notice. If you park your vehicle improperly and you find it missing, call the Amherst Police Department. They will tell you if it has been towed. If you have questions about where you can park, call your property manager at Eagle Crest.

Occupancy Bylaw: The Town of Amherst has a bylaw stating that no more than four unrelated adults may reside in a single rental unit at one time. Regardless of the size or appearance of a rental unit, this is a requirement of the local zoning law. This is administered by the local Board of Health and Building Department. Please be advised that any violation of this law is borne solely by the tenants. Eagle Crest does not condone the violation of this, nor any law by its residents.

Acknowledgement and Signatures:

I have read the above Policy and hereby agree to abide by the requirements set forth herein:

_____	_____	_____
Print	Sign	Date

_____	_____	_____
Print	Sign	Date

_____	_____	_____
Print	Sign	Date

_____	_____	_____
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