

Hillside Rental Application Terms & Conditions:

Application Process: "I understand that the Hillside rental application process includes both credit and background checks which command a cost of \$25 per adult intending to live in the unit. I understand that the application process also includes a series of interviews that are to be directed by Hall and Moskow management, the Hillside farm manager and a Hillside community member."

Chemicals and Pesticides: "I understand that as a resident of a LEED Platinum building, I am not allowed to use pesticides anywhere on the campus, inside my home, or for my personal plantings. I am required to use natural products inside my home for cleaning purposes. If I encounter pests, I am to notify the resident manager immediately who will remedy the problem using USGBC approved non-toxic materials."

Construction: "I understand that until the completion of the Hillside Center for Sustainable Living, there may be construction noise nearby from 7am-5pm Monday through Friday with the occasional weekend construction activities."

CSA: "On site food cultivation will be made available to residents through a shared Community Supported Agriculture (CSA) model. I understand that the full CSA program will not be available immediately to residents, but will grow as we continue to complete phases of the Hillside project. Ultimately, crops will be grown in the 2,000ft² greenhouse and garden plots. The Hillside farm will host bees and chickens, and the edible landscape will yield pears, chives, mint, thyme, lavender, blueberries, kiwis, hazelnuts, cherries, and raspberries, among several other food-producing plants."

Community Participation: "I understand that as a member of this community, I am obligated to take an active role in the success of the Hillside community vision. Residents will be encouraged to participate in and/or coordinate events such as community dinners, meetings and activities."

Electric Vehicle Car Sharing Program: "I understand that there is a \$50 monthly membership fee if I choose to participate in the EV Car Sharing program. If I choose to participate, I will gain access to a shared vehicle for a set number of hours per month. I understand that I must have a clean driving record in order to be insured and participate."

Fixed Solar: "I understand that every residence at Hillside is allocated a finite energy source supply (solar energy) and that I am responsible for paying the expenses generated from the energy my residence uses that may exceed that finite amount."

Recycling and Compost: "I understand that as a resident of this community, I am required to participate in the careful recycling of my household waste. Requirements may include washing

containers or removing labels prior to their placement in the recycling, separating compost from waste, and ensuring that no waste is mixed in with the recycling or compost.”

Smoke-free Policy: “I understand that the Hillside Center for Sustainable Living has a strict smoke-free policy. I understand that repeated violations of this policy may result in the non-renewal of my lease.”

Utility Data: “I understand that as a resident of a LEED Platinum building, my unit’s utility data will be shared with the Massachusetts Department of Energy Resources, as well as Hall and Moskow Management.”

Authorization To Release Information: “I authorize the verification of any and all information set forth on this application, including the release of information by any bank, savings and loan, employer (present or former), landlord, and/or any other lender. All such information will be kept confidential. I authorize Hall and Moskow to obtain a consumer credit report and background check. I certify that all of the information put forth on this application is true. I understand that material misrepresentation on this application will constitute a default under the lease or Rental Agreement between parties. I understand that in accordance with Massachusetts State Law, Hall and Moskow shall not make any inquiry concerning race, religion, color, national origin, sexual orientation, age (except if a minor), ancestry, or marital status of the applicant, or concerning the fact that the applicant is a veteran or a member of the armed forces, handicapped, or Section 8 housing.”

Good Faith Deposit: “I understand that upon approval of this application, a good faith non-refundable deposit for a 1/2 month’s rent, to be applied to the first month’s rent, will be requested.”