

Hall And Moskow Policies

Laundry

In most buildings we offer tenants coin operated laundry facilities which Hall and Moskow maintains. These are generally located in the basement of the building and are first come first serve on use of the machines. Tenants must notify the office if W/D units are not working properly.

There are also many units that have W/D hookups in the unit. In this case, the tenant/s must supply and maintain their own equipment. Hall and Moskow does require a spill tray under the washing machine and a leak detection shut off valve. If a unit does not have these already installed, Hall and Moskow will have them installed at a charge to the tenant.

Hall and Moskow also has several units where past tenants have left behind their old Washer and Dryer units. In those cases where the new tenant inherits the W/D units, they are responsible for the repair and up keep of those units. Hall and Moskow is not responsible.

In units where Hall and Moskow has purchased washer and dryers, H& M are responsible for the repair and maintenance and will be so noted in the lease. Tenant is required to inform H&M if W/D units need repair.

In units or buildings that do not offer washer/dryer facilities Hall and Moskow will consider installing W/D hookups at tenants expense, if space is available in the unit.

Insurance Apartment Insurance

Hall and Moskow **does not** carry insurance to cover damage to tenants belongings, or for loss suffered by tenants. We strongly recommend at the time of signing the lease that tenants take out apartment Insurance through one of the local insurance carriers, or their current insurance provider. Obtaining this insurance, will cover losses of personal property while residing in the unit. Apartment insurance is a low cost way of protecting all your personal belongings from loss, and/or damage while residing in your unit.

Tenants must sign an insurance waiver stating they will not hold Hall and Moskow responsible for loss during their tenancy.

Pets

Hall and Moskow is a pet friendly residential landlord. We accept most pets (with some limitations), provided pets are accompanied by well behaved and responsible pet owners. Tenant/s must notify Hall and Moskow at the beginning of their tenancy if they plan on having a pet or pets on the property. Hall and Moskow reserves the right of approval of said pet/s prior to tenant taking occupancy, or in the event a pet is acquired during the tenancy.

All tenants must sign the Pet Addendum to the lease (copy attached) and provide Hall and Moskow with an additional security deposit (usually one half a months rent) in addition to the standard security deposit. Tenants must follow rules set by Hall and Moskow in regards to pets, and follow any rules or regulations put in place by the City of Newburyport. Failure to do so could result in termination of lease. All pets must be kept quiet during the hours of 10PM and 7AM, and while tenant is out of the unit.

Paint

It is our policy to paint each unit prior to a new tenant/s taking possession. This is just one part of the whole process of preparing a unit. We recognize that not all tenants appreciate white walls, or our particular choice of color for their new apartment.

As a way to accommodate our need to prepare units, and to keep units painted with colors that are acceptable to others, as well as making it easy to change back to our basic colors when the unit is vacated, we have come up with a list of acceptable colors that you may paint the unit after you take possession. These colors may be found at Port Paint N Paper 201 Merrimac St. or any Home Depot store.

Using these approved alternative colors will allow for individual creativity, and decorating. This can be done once you have moved in, and you must provide the paint, supplies, and labor. No natural wood may be painted, and all painted wood work trim should remain white.

Hall and Moskow will approve additional colors, however, the use of other colors may result in a charge to you when you vacate the unit. Hall and Moskow must pre approve any color changes to the unit outside of the colors we already have on the approved list.

To avoid any charges to you, or deductions from your security deposit at move out time, please make sure you discuss painting your unit with the leasing agent. Painting with out prior approval will result in charges.