

New Online Tenant Registration for 2019

We have a new ONLINE form required for registering tenants as well as a few other changes taking place in 2019. Use the checklist below when you are planning to have tenants at your cottage. Also refer to the "COTTAGE RENTAL RULES FOR LEASEHOLDERS" at <http://www.mvcma.org/cottage-owner-info.html>

- Update your rental listing. The statement below was adopted at the August 2018 board meeting and is **required** for online listings, advertisements, and solicitations for the rental of all cottages:

NEW

*"This property is part of the Martha's Vineyard Camp Meeting Association.
Renters must observe quiet hours and other rules located at
<http://www.mvcma.org/rules-for-renters.html>*

- Be familiar with the MVCMA definition of "tenant." Refer to the Cottage Rental Rules for the definition of cottage owner, cottage owner family members, guests and tenants. For example, tenants include but are not limited to: renters, friends, aunts, uncles, nieces, nephews, cousins, as well as contractors who stay overnight at the cottage.

NEW

- Rent for at least 5 days. Adopted at the Aug. 2018 board meeting: "No tenant(s), no succession of tenants and no intermittent tenants shall occupy a cottage for fewer than **five (5) consecutive** days, nor shall the sum of weeks rented exceed six (6) weeks (which period shall be computed as allowing up to 42 days of rentals)."

- Screen your tenant. Personally ensure that your tenant is a match for the Campground. Our rules state "the cottage owner is obligated to select a tenant who shares a substantially similar belief in our community and who is willing to participate in its activities and be associated with other MVCMA residents."

NEW

Use the ONLINE Registration for tenants. Cottage owners are **required** to use the new ONLINE form to register each tenant at least 2 weeks prior to their arrival at the cottage. Many cottage owners know their rental schedule before the season begins. It takes less than 1-minute to register a tenant online and it reduces the time spent transcribing the 300+ tenant records at the end of the season. Links to this form were shared in the "December Updates from the MVCMA" email sent Dec 9. Use the form located at: <https://goo.gl/forms/8mMf3kK6JbayUmVC3>

- Have your tenant check-in at the MVMCA office upon arrival. Upon check-in, your tenant will be provided with a welcome packet and vehicle permit if applicable. Tenants should check-in upon arrival and have until the end of the next business day to check-in.
- Be aware that the lease violation fine limit was raised to \$2,500. The intent is to remove the financial incentive to over-rent past the 6-week tenant occupancy limit. The fine limit of up to \$2,500 was approved at the October 2018 board meeting. Fines may also apply if an unregistered tenant is found in the cottage or if a tenant has been misrepresented as a family member.

Follow the good neighbor policy - most cottage owners ask tenants to extend the same courtesies that they do and ask tenants to bring in towels, put up bikes, turn off porch lights, etc. Likewise, neighbors may appreciate an email introducing your tenant. Ask your neighbors to stop by and welcome your tenant to the Campground. We invite every tenant to become a part of our unique faith community that honors our religious and historical heritage.