

Goal

This policy is designed to clarify expectations of Resident Owners, Non-Resident Owners, and Renters (Resident Non-Owners) in CoHo.

Policy

- 1) When searching for a Renter, Owners with rooms or entire units to rent are strongly encouraged to take the following steps:
 - a) Publicize the need for a Renter to CoHo members, Associates, and Friends of CoHo.
 - b) Send an email on CoHoPublic (subscribers have expressed an interest in being notified when a unit is available for rent).
 - c) Post information about the rental opportunity on the CoHo website.
 - d) If no one in the CoHo community knows of a potential Renter, seek someone outside of the CoHo community.
- 2) Prospective Renters complete the steps described in the Resident Non-Owner (Renter) Application and Agreement form and have at least one Clearness Committee prior to move-in.
- 3) Owners and Non-Resident Owners assume responsibility for Renter adherence to CoHo bylaws, policies and consensus decisions.
- 4) In addition, Non-Resident Owners arrange for a Resident Owner to be a buddy to the Renter in their unit, and contribute Workshare via: a) Renter participation in Workshare or b) other workers or c) other arrangements.
- 5) Renters have both rights and responsibilities which are listed in the CoHo Membership Guidelines document.
- 6) Renters are asked to participate in our exit process when leaving the community.

Needs Met by this Policy

- **Connection.** Helps prospective Renters build connections with the community prior to deciding whether to move in.
- **Clarity.** Clearly defines the process for finding Renters and for becoming a Renter, plus responsibilities and rights of Renters.
- **Communication.** Encourages open sharing and communication via buddy and clearness committee processes.
- **Ease.** Supports a smoother transition for Owners and prospective Renters.

Vision and Values, Purpose Statement

This Rental Policy supports our community values of:

- **Sharing Our Lives.** Connection is the foundation of our community and welcoming new Renters is an ongoing connection process.
- **Safety and Trust.** This policy provides both the prospective Renters and the community an opportunity to build trust through process.
- **Purpose Statement/Enrich Our Lives and Refresh Our Spirits Through Connection and Cooperation.** Prospective Renters add a new dimension and energy to the community.

Scope of this Policy

This policy applies to:

- Resident Owners who have housemates
- Resident Owners or Non-Resident Owners who rent part or all of a unit they own
- Renters (Resident Non-Owners), who are renters or guests who stay more than 45 consecutive days at CoHo

Entire units that are rented will be counted by the board, and will adhere to the percentage limits set by the bylaws.

Background Information

CoHo's Membership Team helps Owners and prospective Renters start and end the rental process, and provides orientation assistance to new Renters, as requested.

Although the rental application process tends to be relatively brief, the community does value having time to connect with prospective Renters.

Related Documents

See the most recent versions of these documents (dates omitted to avoid frequent revision of this document when related documents are updated)

CoHoMembershipGuidelines

ParticipationPolicy

ResidentNonOwner(Renter)ApplicationandAgreement

OrientationGuide

Revision History

This policy was created and initially approved 20060507. It was revised and approved 20080921.

It was again revised and approved 20121021. It was revised again because related documents were revised 20130801.

This policy was reviewed and updated for clarity by the Membership Team with no expressed concerns by the community 10/22/2018.