

BOURNE HOUSING AUTHORITY

STATE GUEST POLICY

It is the policy of the Bourne Housing Authority (BHA) that, pursuant to 760 CMR 6.00 (Lease Provisions/Occupancy Standards), with regards to guests, all tenants are obligated to the following:

- Tenant and other household members may have guests provided that Tenant shall be responsible for the conduct of any guest while in the leased premises or on BHA property and shall take reasonable steps to supervise the conduct of any guest, including a guest of a household member.
- **No guest may stay overnight for more than a total of 21 nights in any 12 month period without BHA's written approval of a temporary extension of the guest's stay.** Twenty-one (21) nights shall be twenty-one (21) days if they sleep during the day.
- Tenant shall not accept any compensation from an overnight guest for his or her stay in the leased premises.
- If notwithstanding adequate supervision, a guest behaves in a manner which violates any of Tenant's Obligations set out in the lease, among its remedies BHA may require that Tenant take steps to insure that the individual involved shall not be a guest of Tenant or of any household member again in the future. All residents who have a complaint regarding another resident's guest's should report said complaint to the BHA office IN WRITING. If said complaint involves a threat to health, safety, or disruption of peaceful enjoyment, residents should contact the local police immediately.
- If a guest damages or destroys BHA property, among its remedies BHA may require that the Tenant shall pay the cost of repair or replacement.
- Tenant shall notify BHA of the length of the stay of an overnight guest within a reasonable time following a guest's stay. Reasonable time is defined as 48 hours.
- Each household member shall take reasonable steps to supervise the conduct of his or her guests. Failure of a household member to take such steps shall constitute good cause for LHA to request deletion of the household member from the lease in the manner provided in Section XI if his or her guest violates the provisions of the lease and the violation constitutes cause for termination of the lease but LHA in its discretion does not seek such termination.
- If an individual, whom Tenant or a household member knows or should have known to have a history of serious crimes or of antisocial conduct, is a guest of Tenant or the household member, this circumstance shall be deemed a lack of adequate supervision if the guest violates the provisions of the lease.
- For purposes of this policy an employee of Tenant or of a household member, other than a personal care attendant, shall be deemed to be a guest.

This policy is put into effect and incorporated into the lease, per Section V (B) and Section IX (S).