

# 10 Reasons to Start Your Membership

1. Understand the rules of housing court to be an effective Plaintiff.
2. Stay current with developments in the industry through our monthly news letter, website and dinner meetings.
3. Learn about pending laws and regulations that impact landlords and in turn influence legislators with your opinions.
4. Have access to Massachusetts specific materials, including landlord manuals, forms and sample leases.
5. Find ways to lower your expenses and run your business more effectively.
6. Learn ways to limit liability from tenants, guests and vendors.
7. Education on discrimination and code enforcement to avoid fines.
8. Prevent Lead paint poisoning by learning the laws and their impact on your business.
9. Meet and Learn from other members who are eager to share solutions to common Issues
10. Become part of the strong voice of the property owners group in Western Mass
11. \*Bonus\* Members have access to the members only section of the website where they can list their rental units for public viewing for free. The website is advertised DAILY in the local circulations and ads are paid for by the association.

## Rental Housing Association of Berkshire County, Inc., CODE OF ETHICS

Each member shall subscribe to the Code of Ethics stated by the association as follows: We, the members of the RHABC, Inc., recognize our duty to the public and ultimate nature of the relationship between the apartment resident and the owner or manager, and being aware of the vastly increasing role of the apartment industry and providing the apartment residing public with the maximum in quality and service upon highest standard of honesty and integrity do hereby bind ourselves, with the adoption of this code of ethics, with each and every member, together and alone agreeing, that, so long as we remain members of the RHABC, Inc., and so long as nothing contained herein shall be unlawful, we shall:

Promote, employ and maintain a high standard of integrity, obligations and services in the operation of all rental housing units. Maintain and operate all rental housing units in accordance with fair and honorable standards of competition, ever mindful of the purposes of RHABC, Inc and in compliance with articles and by-laws thereof. Strive continually to promote the education and fraternity of the membership and to promote the progress and dignity of the rental housing industry in creating a better image of itself in order that the public may enjoy the many benefits of the rental Industry. Establish high ethical standards of conduct with rental agencies, suppliers and others doing business with the rental housing industry. Endeavor to expose all schemes to mislead or defraud the renting public and to aid in the exposure of those responsible. Refrain from attempting to obtain residents, through advertising or other wise, by means of deceptive, misleading or fraudulent statements, misrepresentations or the use of implications, unwarranted by fact or reasonable probability. Members shall be truthful in representing current or former tenant's qualifications to other members.

This association is formed for the members of **RHABC**. While designed to provide information that is both accurate and authoritative in regard to the subject matter covered, it is presented with the understanding that the association is not engaged in rendering legal, accounting, or investment advice. If legal advice or other expert advice is required, the services of a competent professional should be sought. **RHABC** disclaims all liability for the actions or in actions taken as a result of communications from or to its members, officers, speakers and/or directors.