



AIR CONDITIONER PROGRAM RIDER (18 BANKS STREET & 8A MOUNT AUBURN STREET)

This Rider contains conditions that are material to your decision to enter into a new Lease or to request an extension of your existing Lease. Please read this Rider carefully. Submission of this Rider along with your signed Lease or completed extension application will indicate your agreement with the following provisions. Execution of your submitted Lease or extension application by Harvard University Housing will constitute an amendment of your lease.

RIDER TO [AFFILIATED] HARVARD UNIVERSITY HOUSING (HUH) LEASE

The following terms and conditions are attached to and incorporated by reference into your Lease as entered into or renewed hereby. In the event of any inconsistency or discrepancy between the terms and conditions of the [Affiliated] HUH Lease and the following terms and conditions, the following terms and conditions shall apply.

HUH air conditioning policy has been established with the intent to ensure safe, efficient, and effective use of air conditioning equipment, as well as to conserve nonrenewable energy resources. To mitigate the risk of equipment falling out of apartment windows, professional installation of window-mounted air conditioners is required. **The HUH-defined cooling season is May 1 through October 31 each year.**

Tenants have two options for air conditioning in their apartment:

1. RentAnAC Installation and Removal Program – For tenants who want to use an air conditioner (A/C) that they currently own

- The air conditioner(s) must be Energy Star Rated, cannot exceed 10,000 BTU, and must include the following features that help achieve high efficiency and improved safety:
 - High-efficiency compressors
 - High-efficiency fan motors
 - Improved heat transfer surfaces
 - Energy Saver Mode (in this mode, an air conditioner will operate more efficiently by limiting fan operation when the compressor turns off), and a filter reminder (the air conditioner will provide a visual reminder that the air filter needs to be checked, cleaned, or replaced, as needed, to help keep the unit operating at a high efficiency).
- Air conditioners must meet the following safety requirements:
 - Properly secured to prevent injury and damage
 - Adequate window sealant
 - Correct drainage setup
 - Updated air filter
 - Appropriate wattage for outlet.
- The air conditioner size must be appropriately sized and not exceed the following allowable thresholds defined by space size and electric load capacity:

Size/Capacity BTU/Hr.	Energy Star Energy Efficiency Rating for A/C with louvered sides	Energy Star Energy Efficiency Rating for A/C without louvered sides
8,000 to 13,999	> = 10.8	> = 9.9

- Tenant must sign up to have it installed and removed through the RentAnAC Installation and Removal Program, run by Harvard University Housing’s (HUH) approved vendor. RentAnAC will inspect equipment to ensure the unit is energy efficient, properly sized for the living space, drains properly, and meets safety requirements. RentAnAC will provide compliant units with readily visible for the current cooling season. Non-compliant A/Cs may not be used.
- RentAnAC will pre-select “Batch Days” during which they will be in the area to perform installations of tenant-owned air conditioners. Tenants who schedule installations on “Batch Days” will receive a **\$20 discount** on the fees above (for the installation visit, not per unit installed).
- Please refer to RentAnAC.com for fees associated with the rental, installation and removal of units.

- Tenant is responsible for the storage of their A/C during the off season.

2. RentAnAC Air Conditioner Rental Program – For tenants who do not currently own an A/C, but want one, or who require an additional A/C

- The air conditioner size must be appropriately sized and not exceed the following allowable thresholds defined by space size and electric load capacity:

Room Size/Area to be Cooled (sq. ft.)	Size/Capacity BTU/Hr.	Amps	Watts
Up to 350 sq. ft.	8,000	6.9	740
Up to 450 sq. ft.	10,000	9.7	925

- Tenant **must** contact RentAnAC to arrange for an air conditioner rental.
- RentAnAc will provide an appropriately sized air conditioner(s) that are compliant with HUH’s efficiency and safety requirements and will perform the installation and the removal of all approved equipment. (Refer to size chart on page 1.)
- Please refer to RentAnAC.com for fees associated with the rental, installation and removal of units.

- **Utility surcharges:** In addition to the installation/removal and/or rental charges listed on page 1, tenant must pay a utility usage surcharge each year to operate any air conditioner (tenant’s own, or a RentAnAC rental unit). This surcharge will be collected by RentAnAc at the time of the installation.

Size/Capacity BTU/Hr.	Annual Surcharge	Size/Capacity BTU/Hr.	Annual Surcharge	Size/Capacity BTU/Hr.	Annual Surcharge
8,000	\$70	11,000	\$100	13,000	\$120
9,000	\$80	12,000	\$110	13,999	\$130
10,000	\$90				

- Installation, removal, and rental charges are defined by the vendor and subject to change. Utility usage surcharges are also subject to change.
- **The number of air conditioners permitted per apartment may be limited, and requests for installation of multiple air conditioners must receive prior approval from your property management office.** At 18 Banks Street and 8A Mt. Auburn Street, a living room unit would be installed in the existing wall sleeve. If additional units are approved, only free-standing portable air conditioners, which must be properly vented, may be accommodated.
- **Air conditioners may be installed no earlier than May 1 and must be removed by October 31.** Fees and surcharges will not be prorated if installation occurs after May 1 or removal occurs prior to October 31.
- Tenant is responsible for engaging RentAnAC directly for these services, including coordinating all logistics.
 - Go to RentAnAC.com to get started. After entering in your HUH zip/postal code, the website will guide you through which options are available for your particular apartment. If you need additional support, please email info@rentanac.com or call them at 1-617-903-3274.
- The Mount Auburn Group Property Management Office (617-495-8340; huh_mtauburngroup@harvard.edu) will closely monitor compliance with all policies and procedures concerning this program.
- Failure to fully comply with these policies is grounds for lease termination.

If you have any questions regarding this Rider, please contact the Harvard University Housing Leasing Office at 617-495-1459 or leasing@harvard.edu.