

AIR CONDITIONER PILOT PROGRAM
18 Banks Street / 8A Mount Auburn Street

➤ Tenants have two options for air conditioning in their apartment:

1. If a tenant wants to use an air conditioner (A/C) that they currently own:

- The A/C must meet these minimum efficiency requirements:

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
< 6,000	> = 10.7	> = 9.9
6,000 to 7,999	> = 10.7	> = 9.9
8,000 to 13,999	> = 10.8	> = 9.9

- It must be installed and removed by HRES's approved vendor, Lincoln Air Conditioning, in order to ensure the safety and appropriateness of the installation. Lincoln will provide readily visible stickers to identify approved A/Cs. Non-compliant A/Cs may not be used.
- The fee for installation and removal will be **\$80** (\$50 to install, \$30 to remove).
- Tenant is responsible for the storage of their A/C during the off season.

2. If tenant does not currently own an A/C, but wants one, or requires an additional A/C, tenant **must** rent it from Lincoln Air Conditioning. The fee for rental, installation, and removal is **\$225 per year** for a 6,000 BTU bedroom unit and **\$275 per year** for a 10,000 BTU living room unit.

➤ In addition to the above charges, tenant must pay a utility usage surcharge each year to operate any air conditioner (tenant's own, or a Lincoln rental unit). This surcharge will be:

Size/Capacity BTU/Hr.	Annual Surcharge	Size/Capacity BTU/Hr.	Annual Surcharge
< 6,000	Less \$10 per 1,000 BTUs	10,000	\$90
6,000	\$50	11,000	\$100
7,000	\$60	12,000	\$110
8,000	\$70	13,000	\$120
9,000	\$80	13,999	\$130

- Installation, removal, and rental charges are defined by the vendor and subject to change. Utility usage surcharges are also subject to change.
- Air conditioners may be installed no earlier than May 15 and must be removed by October 31. *Fees and surcharges will not be prorated if installation occurs after May 15 or removal occurs prior to October 31.*
- Tenant is responsible for engaging Lincoln Air Conditioning Window Unit Rental Company directly for these services, including coordinating all logistics. (Contact Jeff Beacon at 1-800-439-1780, mention you are a tenant of Harvard Real Estate Services, and refer to Contract PC090006 to receive HRES's negotiated pricing.)
- The Mount Auburn Group Property Management Office (617-495-8340) will closely monitor compliance with all policies and procedures concerning this program.
- Failure to fully comply with these policies is grounds for lease termination.