



OCTOBER 2026



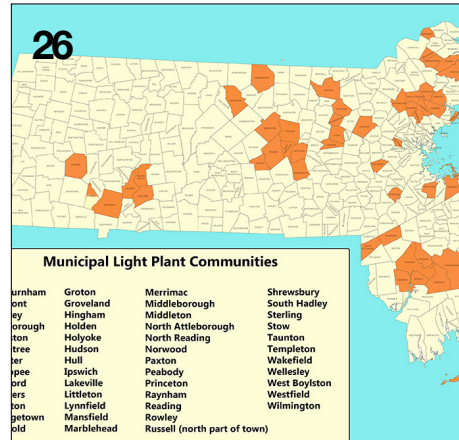
What's Driving
Increased Vacancies in
Massachusetts?

Landlord Basics: Things You Cannot
Do With a Rental Agreement in
Massachusetts

Rent Prices Are
Falling Nationwide
and in Boston,
Reports Realtor.com

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Published by MassLandlords, 14th Floor, One Broadway, Cambridge, MA 02142.

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LETTER FROM THE EXECUTIVE DIRECTOR

Spanish Lessons and How To Get Rid of Junk Land

Our Letter from the Executive Director for October 2026 details our new Spanish lessons service, mentions the MUC purchase and sale for unbuildable lots, and looks at Mass Save.

Last month we launched a new member service, Spanish lessons, described in this edition. We also upgraded our existing service to donate unbuildable (junk) land with a new purchase and sale agreement. Finally, we contributed to the Mass Save three-year planning process.

If you haven't already, first please complete our survey about how it feels to be a MassLandlords member.

It should be noted that we leaned into the Spanish-speaking rental market a year ago this month. Over the last year, we've updated [es.MassLandlords.net](https://es.masslandlords.net) with new pages, made a habit of translating new articles, and translated all of our approximately 50 rental forms. We also built [es.RentControlHistory.com](https://es.rentcontrolhistory.com), which will help us advocate for better rental housing the next time rent control is proposed.

Our new member service, Spanish lessons, is something I feel confident we can do better than most. I started Spanish lessons a year ago using the Anki app to record and practice what I learn. I spend 15 minutes a day plus one hour a week. My Spanish vocabulary has increased by 3,000 words, recognition and production, with over 90% recall. That's more progress than in the previous couple of years combined. We'll show you how.

Separately, we are continuing to engage with owners who have unbuildable lots through the Massachusetts Urban Conservancy. The next round of grants opens soon. If you want to be included, let us know. No lot is too problematic.

Finally, I've volunteered a lot of time to the Massachusetts Energy Efficiency Advisory Council, which is building the Mass Save plan for 2028-2030. Mass Save is a great program and one of the few truly collaborative things happening in policy right now. It's not without need of improvement, which is why every three years we replan.

We're well aware that the municipal light plant (MLP) towns are not doing enough with energy efficiency. I've also suggested blower door tests be performed before Mass Save dollars are spent on a heat pump system, to ensure they perform as well as we'd like. Every \$1 spent on Mass Save nets us \$3 in savings. Our contributions are helping those savings reach our renters.

Thank you to everyone who responded to our question about the service provider directory, by the way. We'll continue to operate it. I'm still not sure where our next big investment will go.

Our mission is to create better rental housing. Learn to use your benefits. Make sure dues are paying for themselves. Remember we're here to help you. Tell us what you need, email hello@masslandlords.net.

Sincerely,
Doug
Executive Director
MassLandlords, Inc.



Point your camera app here to read more online.



Rent Prices Are Falling Nationwide and in Boston, Reports Realtor.com

By Eric Weld, MassLandlords, Inc.

Some might be surprised, amid yearslong inflation, that rent prices are on a downward trend, and Boston landlords are seeing the highest vacancy rate in years.

After several years of escalating home and rent prices that began during – and maybe because of – the 2020 pandemic that sparked stubborn inflation nationwide, rent (and some home) price tags are on a downward trend.

That's the statistical conclusion of recent rental reports by Realtor.com. The national real estate listing company's most recent rental report, published in August 2026, found that median rents across 50 of the leading markets in the U.S. fell for the 37th consecutive month.

Since summer 2022, when rents and home rates hit their peak across the country, asking rent prices have been on the decline, now having shrunk by 3.7%, averaging \$1,699 nationally, \$65 lower than four years ago. The year-over-year average rent fell 0.9%, or \$16, compared with August 2025.

While average rents in Boston tower over the national average, the Boston region is among those 50 markets that have seen rent prices falling. Median rents in the state capital and surrounding area have fallen to \$2,939, a year-over-year decline of 3.4%, following the national trend, Realtor.com states.

This trend applies across all rental size categories, affecting studio rentals (median price down 1.2%, or \$19, year over year), one-bedrooms (down 0.8%, \$13) and two-bedrooms (down 0.9%, \$18), according to Realtor.com tracking.

WHAT'S CAUSING RENT PRICES TO FALL?

News of recent rent price declines may come as a surprise to some people looking to rent an apartment in Boston, San Francisco, Miami or another of the top dozen highest rental markets in the U.S.

And, importantly, slightly falling housing prices don't mean the national and our state's housing crises are over. Overall, demand still outpaces supply.

The good news is, following a significant lag after the pandemic, due largely to supply chain disruptions, housing construction in Massachusetts and other top markets is gaining momentum. More than 34,000 new homes were built in the Bay State in 2025, according to Mass.gov statistics. That represents a solid increase over the 14,000+ building permits issued statewide in 2024, and only 11,600 issued in 2023.

Still, much more housing is needed. Gov. Maura Healey's housing plan, "A Home for Everyone," calls for 222,000 new homes to be built in the state between 2025 and 2035 in order to catch up with demand.

As in other states, new permitting and construction no doubt account

for some of the slowdown in housing price increases.

Policy reforms, such as multifamily building incentives, zoning reform, reductions in parking requirements for new housing and transportation investments (e.g., mass transit increases, bicycle lanes, pedestrian accommodations) are also making positive impacts on housing construction, in Boston and other cities as well, such as Phoenix, Minneapolis, Houston and Columbus, Ohio.

These examples underscore the potential of policies encouraging housing construction and investment as remedies to address housing crises, as opposed to cities that have applied rent control to achieve the same means. Notably, urban centers like St. Paul, Minnesota, Washington, D.C., and Montgomery County, Maryland, all of which impose some form of rent control, have seen plummeting housing permits in recent years.

OTHER FACTORS

There may be other factors at play, too, in addition to housing construction. In Boston, for example, a city renowned for its dozens of colleges and more than 100,000 students, a sizable reduction in the population of international students may be impacting the market, resulting in one of the highest rental vacancy levels in years. Read the related article, "Where Did the Renters Go?" for more details about Boston's reduced international student population.



A surge of new apartment construction coming online in recent years, such as The Sudbury at Bulfinch Crossing, which added more than 400 rental units in 2020, may be applying downward pressure on rent prices in Boston, which have fallen 3.4% in the past year, following the national trend. Image: CC BY-SA Wikimedia Commons-Percival Kestreltail

In recent years, colleges in the Greater Boston region have hosted tens of thousands of international students, a large share of whom rent apartments. A report published by the Common App, a nonprofit representing more than 1,100 American colleges and universities, states that the number of international applicants for 2026-27 fell 10%, the steepest decline recorded. That statistic continues a trend that began in fall 2025,

on the heels of new federal policy, when new international students studying in the U.S. fell 17% year over year, as reported by the U.S. Department of State.

Higher vacancies translate into lower rents as landlords slice prices to get the rentals filled or compete with other vacant units. According to Bostonpads.com, the city's rental vacancy rate shot up to 3.37% in August, a 106.75% increase year-over-year.

As rent rates decline, landlords are also offering concessions, such as rent credits or reduced rent for a period, in higher numbers. Concessions in the 50 top rental markets ticked up 3.1% in August 2026, to 43.5% of listings. That's up from 40.4% a year earlier, Realtor.com reports.

HOME PRICES DOWN, TOO, IN SOME AREAS

In addition to rentals, selling prices on homes are also showing signs of easing down, though for different reasons. Realtor.com showed a drop in pending home sales of 0.2% year-over-year in August, the first such setback in nearly three years.

As homes sit on the market for longer stretches, asking prices tend to also come down. Realtor.com showed that, nationally, 20.4% of homes on the market in August 2026 had reduced their asking price, the highest such rate for the year.

The national online broker also found that home price per square foot has come down for the 10th straight month, dropping 1.8% year-over-year in August. And while home price per square foot varies widely from metro region to region, the median price has fallen in 36 out of the 50 top housing metro markets, mostly affecting the Northeast (down 3.6%), the South (down 2.6%) and the West (down 2.1%) regions, with Midwest prices mostly flat.

The main reasons the company gives for the falling home prices are increases in mortgage loan rates, with increased construction also affecting prices in some regions.

After the Federal Reserve cut its benchmark interest rates by 0.25% for three months (September, October and December) in 2025, it held rates steady for all of 2026 until an increase of 0.25% in September, the first rate hike since 2023. That hike nudged the bank prime rate from 6.75% to 7.00% for people taking on new mortgages. Higher mortgage rates price out a sector of the home-buying market as their projected debt ratios exceed banks' comfort zones. Fewer buyers translates to a weaker seller's market. Logically, home asking prices would ease down to adjust.

RETURN TO NORMAL?

Despite rate increases and other factors, some realtors point out that the housing market was inflated after the Covid pandemic constrained supply, and recent price reductions are a sign of returning to a natural mean with better supply-demand balance.

And even with 37 straight months of rent price reductions, Realtor.com points out, rates still remain inflated in comparison to pre-pandemic.

In August 2019, months before Covid swept the nation and world, median asking rent prices were 15.4%, or \$227, lower than today's rates, they report. Still, that level of increase represents a 2.2% rise each year (seven years), a normal inflationary trend that would likely exist at or near that percentage neighborhood in spite of other factors.

To be clear, while rent and some home prices may be on a gradual downward trend for the moment, the nationwide housing shortage, and our housing crisis in Massachusetts, are not over. Much more housing is needed to meet demand, assuming Massachusetts aims to continue, in the long-term, to hold a place of preeminence in the United States, and the United States in the world.

We will continue advocating for growth-oriented policies that incentivize housing investment and construction,



An increase in bike lanes, as well as pedestrian and mass transit infrastructure, in Boston may be assisting a boost in housing development, leading to lower rental prices. Neighborhoods with bike lanes, friendlier pedestrian environments and public transit access are attractive to multifamily developers for several reasons: parking requirements are often lowered, grants and financial incentives are more available for such construction projects and zoning may be more accommodating for projects that add more density. Image: CC BY-SA Wikimedia Commons-Jim.henderson

such as zoning reform, mixed use communities and increased soft density, while fighting policies like rent control that stifle new construction and ultimately raise overall rent prices. 

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What's Driving Increased Vacancies in Massachusetts?

By Kimberly Rau, MassLandlords, Inc.

Rental vacancies in Massachusetts hit a record high this September. Where have the renters gone?

Throughout Massachusetts, landlords are reporting their units sit vacant for longer, and the statistics back this up: September 2026 has seen the highest vacancy levels since 2020, according to data gathered

from Boston Pads. Increased cost of living, declining immigration, out migration, visa restrictions, decreased funding to universities and new construction are all factors in the number of rentals sitting empty.

"This September 1 came in with more inventory. The city itself right now has about 16.79% more inventory than it did one year ago today," Boston Pads CEO

Demetrius Salpoglou told CBS.

Some of our members may agree. Over the past year we've seen multiple posts in our Google and Facebook groups asking if others were also experiencing a slow market. Apartments are sitting vacant for longer stretches.

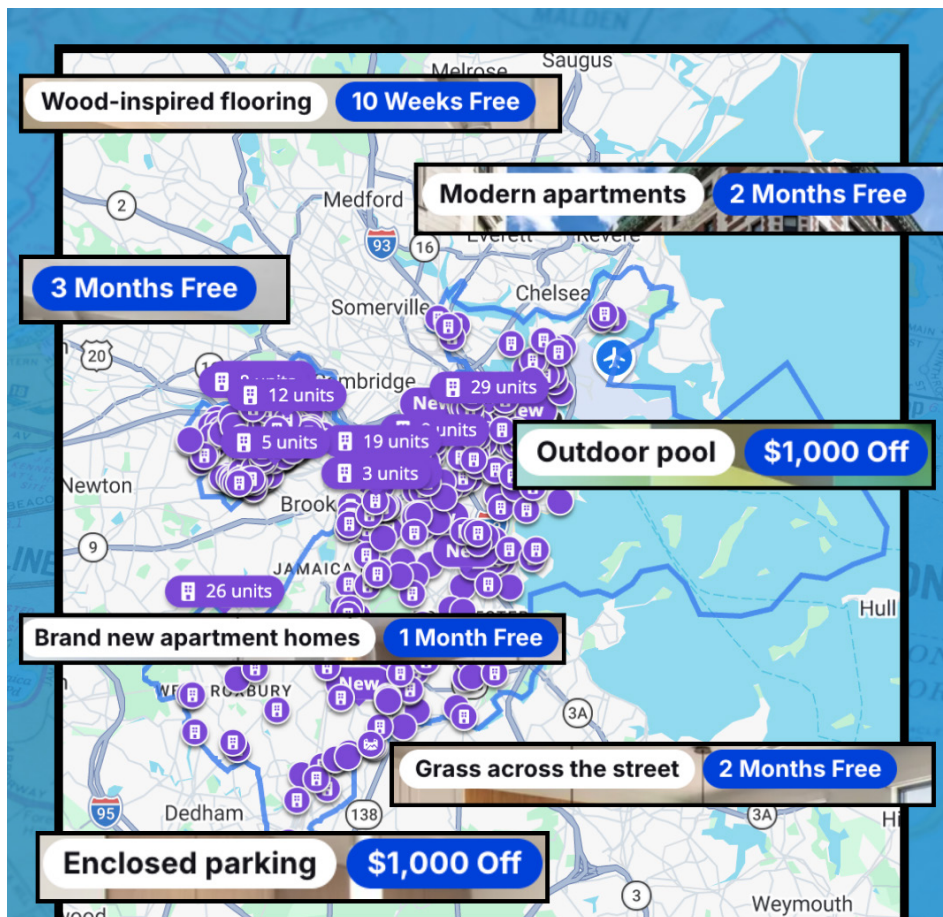
Some might be inclined to blame high rents, which certainly can prohibit people from moving or qualifying for a rental. But Boston rents have come down in the past couple years. The comparatively high cost of living in Massachusetts may deter people, but that's not the only reason units are staying vacant.

In this article, we'll look at some of the primary causes for the decreased renter population in the Bay State, starting with affordability and moving on to some less-considered reasons.

"OUT MIGRATION" SHOWS RESIDENTS MOVING TO CHEAPER AREAS

In 2025, 33,000 more people moved out of Massachusetts than moved in, according to data from the U.S. Census Bureau. This represents an increase over 2024, and a growing trend since 2019.

It's not just retirees: A large number of those who left the state are individuals between 24 and 35 years old. In that demographic, roughly 66% of individuals in Massachusetts are not homeowners, creating a large potential rental population. City-specific numbers are even more stark: A whopping 82% of Boston residents in that age bracket do not own their own home. When those residents move out, a lot of rentals are left vacant.



A Zillow search for Boston rentals yielded 12,140 results. Many on the first page boasted amenities and incentives like a month or more of free rent to entice renters. (Image: Fair use)

That's a lot of renters, and a lot of them are leaving. A poll published by the Mass Opportunity Alliance (MOA) showed that 1 in 3 Massachusetts residents reported that either they've personally considered leaving the state, or know someone who has considered moving elsewhere. In the 18-34 demographic, 53% reported the same.

"This is not just an affordability crisis for lower-income residents or a tax complaint from higher earners," the MOA stated in its article reporting the poll results. "It's a broad-based concern about whether Massachusetts still works for people trying to make a living."

This is corroborated by a study from Boston University, which found the primary reason for this out migration is Massachusetts' high cost of living.

IMMIGRANT FAMILIES ARE MOVING TO CONSERVATIVE STATES

Recent census data shows approximately 45% of residents in Chelsea, Massachusetts, were born abroad. Other statistics showed 85% of Chelsea students lived in a home where English was not the primary spoken language.

In 2025, representatives from the Chelsea school department spoke to the media after they saw a major drop in enrollment. They cited an increased presence of immigration, or ICE, agents in the city.

"Parents are saying, 'Well, we're leaving ... we don't want to live where there's ICE on the streets, so we're leaving Chelsea,'" Chelsea Superintendent of Schools Almi Abeyta told WBUR in a September 2025 article.

Abeyta said school staff reported families were moving to states where anti-immigrant enforcement is lower.

Daniel Mojica, who runs the Parent Information Center for the Chelsea school district, told WBUR that approximately 990 students transferred out of Chelsea between October 2024 and September 2025. This represents around 16% of the student population, which sat at 6,094 enrollees for the same time period. Mojica corroborated what Abeyta said: Many of those students were moving to Republican-leaning, or "red" states. Some left the country entirely.

The problem isn't limited to Chelsea. Mary Bourque, who heads the Massachusetts Association of School Superintendents, said multiple school systems across the state are losing students from immigrant families.

That's a lot of empty chairs in the classroom, and a lot of empty housing units on the market.

FEWER PEOPLE ARE IMMIGRATING TO THE U.S.

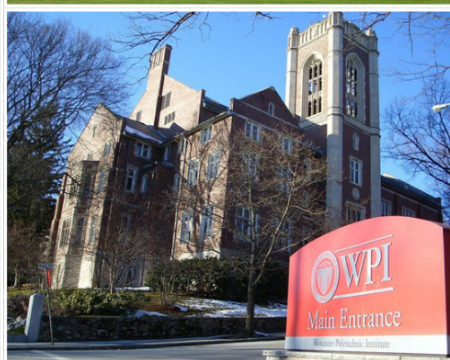
Along the same lines, and likely for the same reasons, fewer people are immigrating to the United States. Numbers from the Census Bureau show a "historic decline" in international migration to the United States.

According to the U.S. Census Bureau, net international migration (NIM) peaked at 2.7 million in 2024. As of July 1, 2025, it had dropped to 1.3 million. The Bureau's projections estimate it to further decline to 321,000 throughout 2026.

"The large drop in NIM from 2024 to 2026 was caused by both a decrease in immigration and an increase in emigration...during that period," the report states. It goes on to say if the trend continues, the United States could see negative net migration in the near future.

FEWER INTERNATIONAL STUDENTS ARE ENROLLING AT MASSACHUSETTS UNIVERSITIES

Just as fewer people are moving permanently to the United States from other countries, fewer international students are choosing to study in America.



Many colleges and universities across Massachusetts rely on federal funding and international student enrollment. A decline in both means more vacancies in college-town rentals. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

Media outlets began reporting the drop in numbers in late 2025, as fall enrollment numbers from colleges and universities became available. Massachusetts ranks fourth out of all states in international student enrollment, with some university budgets relying heavily on tuition from international students.

Experts pointed to visa restrictions and travel bans to explain the declining numbers. Recent policy hasn't helped: In July 2026, the federal administration announced that international student visas would be limited to four years. Students looking to enroll in six-year undergraduate programs or pursue post-graduate degrees would find themselves unable to complete their education.

As of publication in September 2026, a federal judge has put a temporary

injunction on this policy, but it may be too late to entice international students back. That creates a large number of vacancies, especially for Massachusetts universities that have less on-campus housing to offer students.

DECREASED FUNDING TO MASSACHUSETTS INSTITUTIONS MEANS FEWER STUDENTS OVERALL

As money from international student tuition decreases, the U.S. federal government is also cutting funding to Massachusetts colleges, universities and research hospitals. Governor Maura Healey reported the state lost \$3.7 billion dollars in federal funding, some of which would have gone toward higher education.

Some of these cuts have been subtle, including proposed changes lowering the amount of funding available for the staff and facilities that indirectly support researchers. For example, every lab bench serving one scientist is part of a facility that manages the hazardous waste produced by all those experiments. The change to indirect costs has been prevented so far, but only by diverting resources from admin staff (who may rent) to attorneys (who mostly own).

The Broad Institute of MIT and Harvard is a rare public example of the many school organizations laying off staff discreetly. Often the cuts are unnoticed. When funding at universities is diverted to litigation, programs shrink. Tenured professors are rarely laid off, so the cuts land on rank-and-file associate professors and support staff who would have rented our buildings. This is especially true if a professor can get research money elsewhere.

The New York Post identifies 105 researchers who have left the U.S. for China, but can identify only one as having done anything wrong (Charles Lieber, a leading Harvard chemist, was convicted of tax fraud in 2021 for not reporting his \$50,000-per-month salary from Wuhan University). The fact is a scientist is worth several times what we pay their labs, and Massachusetts used to have as high a concentration of world class researchers as anywhere else. This is still true, but changing for the worse.

The current federal administration also announced sweeping changes to federal student loan eligibility and loan limits, which impacted students' financial aid.

All of this erodes what was once an extremely strong fall Boston rental market, previously driven in no small part by the preeminence of American research institutions based in Massachusetts.

OLDER UNITS CAN'T COMPETE WITH NEW CONSTRUCTION

In an effort to address the housing crisis, Massachusetts has committed to building more housing units, which we applaud. Our related story, "Rent Prices Are Falling Nationwide and in Boston, Reports Realtor.com," delves deeper into this.



Dog washing stations, gyms, enclosed parking, pools...new luxury construction boasts all kinds of amenities mom-and-pop landlords can't match, potentially luring applicants away. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

Some of these new units are being created from former office buildings. Others are new construction. Whatever the project, developers are eager to offer amenities not typically seen in smaller rental outfits. One planned development in Roxbury plans to offer gallery space, a dog washing room and a private inner courtyard, among other amenities. A South Boston conversion promises a roof deck for resident use. Many of the proposed new developments, like the 90 Braintree St. project in Allston and the West End Library conversion on Cambridge Street, will have affordable units.

This could mean more vacancies in smaller rentals, especially if rents continue to fall and more people can access the newer units.

CONCLUSION

Like the housing crisis in general, there is no single reason for the number of increased vacancies across Massachusetts. Instead, we have a multi-pronged problem that will require changes across many areas to properly address.

If you are facing longer vacancies, there are a few things you can do. Make sure your rentals are competitively priced, and up to date on repairs and maintenance. See if there are additional amenities you can easily offer to entice new renters, like free Wi-Fi, a garbage disposal, a fridge with an ice maker, or similar. Screen your renters carefully. If you're in a hurry to get a unit occupied, consider calling brokers and offering to pay their fee if they can place a renter. Try not to sign an exclusive agreement with any one

broker if possible.

If your units are currently filled, work with your renters to keep them in place whenever practical.

Have you experienced increased vacancies? Let us know at hello@masslandlords.net. 

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SCAN TO REQUEST
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Landlord Basics: Things You Cannot Do With a Rental Agreement in Massachusetts

By Kimberly Rau, MassLandlords, Inc.



You cannot ask your renters to sign a contract that waives fundamental rights granted under the law. Our forms are up to date and compliant with Massachusetts rental housing law. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

A basic overview of what landlords may not do with rental agreements in Massachusetts because tenant rights may not be waived.

Our Landlord Basics series continues with an overview on rental agreements and what landlords may not include in their leases.

A lease is a legally binding contract. A renter or landlord breaking some part of that contract can result in legal action.

You can tailor your rental agreement to include just about anything, as long as it is legal. Renters have obligations to their landlords, but you also must follow the law. This article will provide a quick look at some major lease items and what cannot be included.

IMPORTANT: FUNDAMENTAL HOUSING RIGHTS MAY NOT BE WAIVED

Some things cannot go in a lease under Massachusetts law. This includes any language that would cause a renter to waive, or give up, rights that are guaranteed by law.

You can have verbiage in your lease that tells renters what is expected of



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them, but you cannot have language in your lease that removes their rights. Having that language in a rental agreement can make the entire contract temporarily unenforceable.

If you attempt to enforce that language, you could end up in court. A judge is likely to throw the entire case out if they determine you are trying to enforce a clause that is against public policy.

Here are some areas to pay attention to.

SECURITY DEPOSIT LAW

Massachusetts security deposit law is very strict. If you're new to landlording or need a refresher, read our [security deposit basics](#) article.

Renters must take care of the property and not damage it, and you can have language in your lease requiring that. If they do cause damage, you can deduct the actual cost of repairs from the security deposit, as long as you follow all of the steps outlined in the law.

However, you cannot deduct anything from the security deposit that the law considers reasonable wear and tear. This includes cleaning fees. You cannot have lease language that says professional cleaning fees will be deducted from their deposit. The lease also cannot say that repainting, carpet or other routine turnover tasks will be deducted from the security deposit.

NOTICE REQUIREMENTS

Massachusetts law (105 CMR 410.003, paragraph E) says you must give your renters 48 hours' notice before entering a rental. There is an exception for true emergencies.

Renters cannot block access to the rental unit or the property. You can have a stipulation in your lease that says you can enter to inspect for damage. If you need to access the unit and your renter continually refuses access, you can get a restraining order from the court.

However, your lease cannot say that

you can enter the unit for routine issues at any time without notice. This would not hold up in court.

Sanitary Code Protection

Your renters should be expected to keep the rental clean and in good repair. Not doing so is grounds for a for-cause eviction.

However, the Massachusetts state sanitary code requires landlords provide safe, habitable housing for their renters. You cannot put language in your lease that contradicts this.

For example, you cannot have your tenants sign something that says repairs will take longer than the law allows, or that you don't provide a stove. If you have a multifamily rental you cannot tell your renters that pest control is their responsibility. You cannot tell them they have to remove snow from common areas.

EVICTON AND RENT PAYMENT

Your renters must pay their rent on time and in full. If they do not, you can start the eviction process. Going to court is expensive and time-consuming but our statistics show landlords win those cases more than 99.6% of the time.

However, you must follow the law when collecting rent and pursuing eviction for nonpayment. You cannot have language in your lease that says late fees will be assessed earlier than the law allows. Renters cannot sign away their rights to pursue rental assistance, go through the eviction process or counterclaim code violations.

You can also have language in your lease that says renters must leave when the rental agreement ends (unless you both agree to renew). You cannot put a renter's things on the curb or change the locks, but you can start the eviction process if they tell you they are not leaving.

REPORTING VIOLATIONS

You should encourage your renters to let you know when there are problems. This lets you fix issues before they get bigger.

However, renters have the right to report code violations to their local board of health or inspectional services department.

Your lease can have language that requests they tell you about problems. It cannot say that your renters are not allowed to contact the city with concerns. It also cannot say that reporting issues with the appropriate local department is grounds for eviction or nonrenewal, or other forms of retaliation.

CONCLUSION

These are just a few examples of renters' rights that cannot be waived in a rental agreement. There are many more.

In all things, communication is important. You cannot be unavailable to your renters, and your renters must let you know if they have a problem with the unit or cannot pay their rent. Courts and credit reporting agencies do not look



If you end up in court, a judge is not going to look favorably on a lease with unlawful additions. (Image License: CC BY-SA 4.0 MassLandlords,

favorably on renters who ghost their landlords. Similarly, a judge is not going to be impressed with you if you refuse to communicate with your renters.

Our rental agreement forms are designed to be compliant with current laws and best practices. Consult with an attorney before adding or removing something from your rental agreement.

For more in-depth information on this and many other topics, attend our Crash Course in Landlording. Or drop in on our weekly Office Hours for open-ended question-and-answer sessions with rental housing experts.[M](#)

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New Educational Literature: Double-sided Landlord Tips Flyer Available for Order

The double-sided flyer is offered free of charge on our educational literature page and is useful for new landlords and prospective members.

A new, double-sided, full-color flyer highlighting best practices for landlords is available for order, free of charge, through our educational literature page. Though the flyer is aimed at new landlords and prospective members, the content provides a good refresher for even the most seasoned housing providers.

The flyer includes information on office hours, tenant safety and how to be prepared on a budget.

The front side of the flyer includes a list of “Five Things Successful Landlords Know To Do,” which we have reproduced and expanded on for this article. If you already do these things, great! Pass this article along to someone who could also benefit.

Order at masslandlords.net/literature

FIVE THINGS SUCCESSFUL LANDLORDS KNOW TO DO

These are things that seem basic, and are sometimes required by law, but are vital to running a successful rental housing business. Following these steps won't guarantee you a trouble-free career, but doing so will certainly help you avoid some otherwise preventable problems.

1. COMMUNICATE

A little communication goes a long way. In fact, communication is so important to the landlord-tenant relationship that Massachusetts law codifies some aspects of it.

Answer your phone and reply to email. Massachusetts regulation requires you to check the phone number you provided to your renters every 12 hours (104 CMR 410.400(B)). Make sure when you respond, your reply is as professional and thorough as possible.

Explain to your renters what you are doing. Let them know what a project or repair will entail, including the timeline and anything else they need to know, such as when service people will be arriving.

Don't show up unannounced for routine issues. Massachusetts

Know a new landlord or someone who works on rental housing closings? Let them know about our new flyer! (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

regulation allows you to enter a rental unit without notice in the case of true emergencies. Otherwise, 48 hours' notice is required for basic matters ([105 CMR 410.003\(E\)](#)). Give your renters as much notice as you can.

2. PREVENT

You should always maintain your properties so they comply with the state sanitary code. Keep your rentals in good shape. Make sure they are weather tight, and inaccessible to vermin and other pests. That will help you avoid many issues, but even the most prepared landlords will still have issues occasionally.

When a problem happens, respond to it as quickly as you can. It will help if you already know which professionals you can rely on (and if you're looking for someone, you can try our [service provider directory](#)). It's a lot cheaper to fix the slow leak in the bathroom than it will be to replace an entire rotted floor if you ignore the problem.

3. MEDIATE

Mediation through the court is required in Massachusetts as a first step in the eviction process.

Whenever possible, you should try to reach a solution during mediation. This can save you thousands of dollars and months of your time. This is especially true if your rental is under an LLC, as Massachusetts law requires corporations have an attorney represent them in court.

However, you may be able to work with your tenant before lawyers ever get involved. It's possible, and can represent the best of both worlds for you and your renter.

Before you file with the court, we strongly suggest contacting the [Massachusetts Office of Public Collaboration](#). Through them, you have the opportunity to mediate without lawyers, and without getting the courts involved.

Even better: If you are well-versed in communication and prevention, you may be able to work with your renter before you ever get to the point of mediation.



These basic tips can help set your landlord business up for success. Are there any you've forgotten? (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

4. ASK

A savvy businessperson knows they don't know everything. Mistakes are expensive in Massachusetts, where one security deposit slip-up can cost you triple damages plus attorney's fees. Relying on common sense may not always be the best course.

Whether you're trying to delead, update your plumbing, start an eviction or take a security deposit, relying on common sense may make things harder (and more expensive). Instead, ask someone who knows. We have multiple virtual office hours sessions every month where you can ask your questions and get answers from people who do this kind of thing every day. Once you know what the law requires, you can find the right people for the job from our [service provider directory](#).

5. JOIN

Massachusetts is full of mom-and-pop landlords just like you. Sometimes it helps to know there are other people who understand exactly what your job is like.

If you're reading this and you're already a member, you know you're part of a community of roughly 2,600 active rental housing providers in the state. Community doesn't stop with registration. Check out our [events page](#) to find local meetups and attend office hours, and join our Google message boards and Facebook [members-only group](#) to meet other landlords and exchange ideas.

You can order this flyer, along with all of our other educational literature offerings, on our [literature page](#). If you know real estate agents or closing attorneys, suggest they order some as well to provide to new purchasers of rental units. [M](#)

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Issue IRS form 1099-NEC for Contractors Annually by Jan. 31, Limit Increased to \$2k Starting 2026

Form W-9
(Rev. August 2013)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Name (as shown on your income tax return) _____

Business name/disregarded entity name, if different from above _____

Check appropriate box for federal tax classification:

☐ Individual/sole proprietor ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____

☐ Other (see instructions) ▶ _____

Exemptions (see instructions):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

Address (number, street, and apt. or suite no.) _____

Requester's name and address (optional) _____

Print or type specific instructions on page 2.

Since at least 2013, all LLCs have had the option to indicate the taxation status as shown here on this W-9 form. This form is from 2013, but the most recent revision has the same information. If the LLC is type "S" or "P," you as payor must issue form 1099-NEC. (Image: Public domain.)

Report non-employee contractor payments over \$2,000 to the IRS each year by using form 1099-NEC.

Landlords, property managers and investors who pay non-employee contractors more than \$2,000 in a tax year must report these payments on form 1099-NEC. Read the [Internal Revenue Service instructions](#).

Before 2026, the reporting threshold was \$600 for 1099-NEC and 1099-MISC payments. The limit has increased to \$2,000 for both forms, starting with the 2026 tax year. You must issue this form to any applicable contractors by Jan. 31 for the prior tax year.

A contractor is a 1099 contractor

if they're not a corporation that pays its own taxes and you paid them at least \$2,000 in services in that tax year (including parts and materials). This means you have to mail the contractor and the IRS a form 1099-NEC.

Remember, an LLC is not necessarily a corporation that pays its own taxes. For tax purposes, LLCs are either pass-through partnerships or pay-on-their-own corporations. If your contractor uses an LLC, you need to know which one it is.

HOW CAN YOU TELL IF AN LLC IS A 1099 CONTRACTOR?

Before you hire a contractor, ask them to fill out form W-9. There's a section on the form where they must indicate their tax status. If you forget, ask them to fill it out as soon as possible.

If your contractor is unwilling to fill out a W-9, this could be an indication that they are willing to skirt the law, and could be noncompliant with other rules and regulations.

WHAT HAPPENS IF I DON'T ISSUE A 1099-NEC FORM?

Avoid this at all costs. Not issuing a 1099-NEC when you should have indicates you are not properly reporting payments. This will dramatically increase the chances of an IRS audit.

Audits are time-consuming and annoying. It takes time to respond to auditor demands. Depending on the auditor and how they view your situation, audits also can be quite difficult.

If an audit finds you failed to report contractor payments on a 1099-NEC, it



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could be expensive. You will owe the tax that the contractor should have paid, plus penalties and interest.

WHAT IF I FORGOT? CAN I ISSUE THE FORMS LATE?

Yes. The best time to correct an error is as soon as you realize you've made one. This is one instance where "better late than never" applies. Issue a 1099-NEC form immediately for reportable amounts.

WHERE DO I GET FORM 1099-NEC?

Small landlords can order information returns by U.S. mail. Make sure to visit the employer page, not the individual taxpayer page. Make sure to order both forms:

- Form 1099-NEC
- Form 1096 (the cover sheet to form 1099-NEC)

You can also order instructions.

Larger landlords may find your accounting software can file forms for you.

Anyone can register for [IRIS](#), the online reporting tool.

Note that you can download Form 1099-NEC as a fillable PDF. You can use this to print copies for your own records, or your contractor's records. But you cannot print and file the coversheet or Form 1099-NEC from a PDF. Your return may be rejected if you do. You must either complete the form on the paper or file via [IRIS](#).^{ML}

Point your camera app here to read more online



Spanish Lessons Offered as Pay-as-you-go Member Benefit



Our instructor lives here, in Buenos Aires. He knows firsthand that global Spanish is more complex than what apps teach. The word for “swimming pool,” for instance, varies with where the pool is or the speaker is from: “[la piscina](#)” (Spain), “[la alberca](#)” (Mexico), or “[la pileta](#)” (Argentina). Don’t ask to swim in the bathroom sink! Licensed Unsplash.

MassLandlords members can receive one-on-one training in Spanish for business or personal reasons.

Starting September 2026, MassLandlords now offers one-on-one live Spanish lessons from our translator and Spanish language content manager.

Knowing Spanish will increase your success in screening qualified applicants and hiring skilled contractors. Lessons can also be taken for personal reasons. Lessons will cost \$19 per 45-minute lesson. There will be no contracts or minimums. Missed lessons will not be charged.

Our translator and content manager, David, is a native Spanish speaker who went to school specifically for translating and education. He received his degree in

education, communication and languages from the *Universidad del Museo Social Argentino*. He has 10 years of professional experience teaching.

As of this article’s publication, David has been working for MassLandlords for a full year. He created all of our Spanish language rental forms and the [Spanish language version of RentControlHistory.com](#), among much else.

Lessons are offered at a discounted rate as a member service.

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"When are you ready to move in?"
¿Cuándo está usted listo para mudarse?

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We offer lessons for business or personal use.

"David is a top teacher globally and a delight to take lessons with. My Spanish has improved measurably since starting with him," said MassLandlords Executive Director Doug Quattrochi.

In addition to live lessons in Spanish, David can also teach you how to set up Anki. Anki is a free and open-source flashcard program that helps you spend less time on easy words and more time on harder ones. This method is called "spaced repetition learning." The spaced

repetition formula is tried and tested to help adult learners learn the most in the least time possible.

Anki automatically calculates the correct review interval to retain 95% of material. Cards that are answered correctly are shown less frequently; cards that are answered incorrectly are shown more frequently. Students will be able to download free decks, make their own flashcards based on lessons, or use a combination of both.

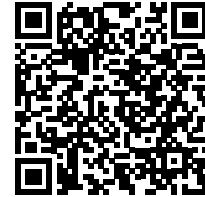
It is not necessary to intend to use Spanish for business reasons. Lessons will be holistic, encompassing a variety of contexts, so that you can follow the conversation wherever it may lead. We welcome all skill levels, from zero through to advanced.

Property owners and managers hoping to learn Spanish for tenant screening and managing contractors will find lessons particularly relevant. Our entire set of rental forms and a growing list of online articles are available to aid teaching and discussion.

All MassLandlords rental forms are now available in Spanish.

For more information and to sign up, see [Spanish Lessons with a Native Speaker and App](#). 

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Revamped Moving Out Letter Now Available to Members



Your renter is moving out. How do you want the keys returned? Our moving out letter rental form addresses this, along with other end of tenancy housekeeping tasks. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

Our newly edited moving out rental form offers better readability and reflects changes to the law and best practices.

A newly updated rental form, our moving out letter, is now available to members on our forms page in the Moving Out section.

This is the first update to the moving out letter since 2014. Version 6.3 is a total overhaul from the previous letter. It has been completely restructured for maximum readability and understanding.

The letter addresses several important end-of-tenancy requirements. It should be given to residents in advance of their move-out date.

UPDATES REFLECT CHANGES TO MASSACHUSETTS RENTAL LAW

When you know a renter is planning to move out, you may want to show the apartment before it becomes vacant. Our moving out letter includes details on how much notice you will provide before accessing the unit. We used to tell landlords to give 24 hours' notice. Changes to 105 CMR 410, the state sanitary code, now require landlords to give 48 hours' notice before accessing the unit except in emergencies. Version 6.3 of the moving out letter reflects this update.

MOVING OUT LETTER CLARIFIES KEY RETURN, DEPOSIT INFORMATION

There are several things that need to happen when a long-term renter moves out. Our moving out letter includes a section where you can tell your renters how you would prefer to have them return their keys, to avoid miscommunication and lost items.

It also allows you to address how the last month's rent will be handled, with different options depending on whether it was collected at the start of the tenancy. Similarly, the form has a section for the security deposit, including a basic overview of when the renter can expect to have their deposit returned.

Renters will also receive information about utility shutoff and mail forwarding, two essential moving tasks that are often forgotten until the last minute.

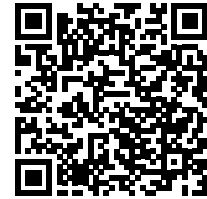
MOVING OUT BEST PRACTICES HIGHLIGHTED

Finally, the letter encourages renters to follow best practices for moving out to ensure turnover happens efficiently and in a positive manner. This includes suggestions on how to clean the rental unit to minimize inspection time after move-out, which can delay security deposit return.

The tone of the letter is businesslike but friendly, allowing you to keep the lines of communication open all the way through move-out.

These forms are available for immediate download, free of charge for all members in good standing. Lapsed members can renew their membership online. 

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New Survey Asks Members: How Did You Feel About Being a Landlord Before and After Joining MassLandlords?

The member survey asks about being a rental housing provider before and after finding MassLandlords, and should take less than three minutes to complete.

A new, brief survey asks members to report on their perceptions of being a rental housing provider before and after joining MassLandlords.

All members should plan to spend less than three minutes responding to the questionnaire, which asks you to agree or disagree with a series of statements based on your thoughts about being a landlord before you joined, compared to how you felt after becoming a member.

Information collected from the survey will be used to speak to prospective members, as well as inform member benefits going forward.

“We make decisions to invest for a variety of reasons, not all of which are dollars-and-cents,” said Executive Director Doug Quattrochi when asked about why we’re doing this. “When it comes to dues, we want to make sure we understand whether MassLandlords delivers not just on hard savings, like our Home Depot partnership, but also on how it *feels* to operate rental housing as a member.”

The survey consists of 16 multiple-choice questions, divided evenly between member experience before joining MassLandlords and after. For example, “I felt/feel overwhelmed” appears in both the “before” and “after” sections to gauge how well MassLandlords is doing at explaining best practices and legal requirements. Members can choose five options ranging from “strongly disagree” to “strongly agree,” with a neutral choice as well.

Two optional fields allow you to provide additional feedback in your own words if desired.

Please take a few minutes (literally!) to help us improve MassLandlords. [Take the survey here.](#) 

Before and After MassLandlords

Share your thoughts in this quick survey!



How did you feel before joining MassLandlords? How do you feel now? Take our brief survey and let us know! (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

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Mass Save-style HEAT Loans Now Available to Municipal Light & Power Towns

By Kimberly Rau, MassLandlords, Inc.

State MLP Z-Loans allow customers in towns not covered by Mass Save to access zero interest loans for heat upgrades.

Residents in municipal light and power (MLP) communities can now access up to \$25,000 in zero-interest, Mass Save-style HEAT loans for energy efficient upgrades through the state Department of Energy Resources (DOER).

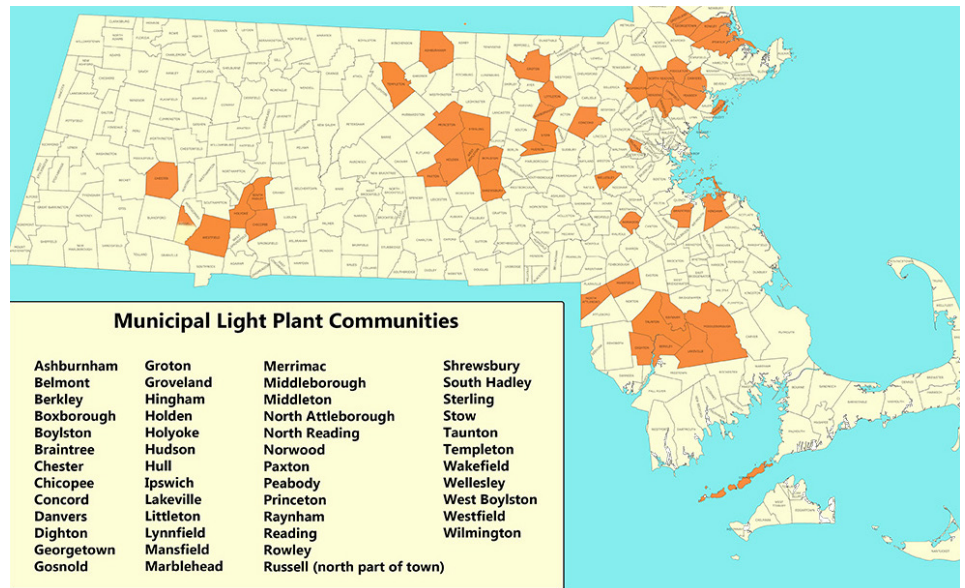
The Mass Save program has long offered utility upgrade incentives, including zero-interest HEAT loans, to residents in communities served by its sponsors: Eversource, National Grid, Liberty Utilities, Cape Light Compact, Berkshire Gas and Unitil. Residents in towns serviced by municipal light and power companies were left out.

To address this, the DOER launched the MLP-Z Loan program, which offers interest-free loans between \$500 and \$25,000 for up to five years for energy efficient upgrades to households in MLP communities.

“Modeled on the Mass Save HEAT Loan, the Z-Loan will help households reduce upfront costs and provide important long-term grid resilience benefits by ensuring more efficient electric homes,” states the announcement on mass.gov.

Qualifying residents can access MLP Z-Loans for insulation, air sealing, heat pump and heat pump water heater installation, and barrier removal, such as rewiring or asbestos removal.

Loans may not be used for solar power systems, electric vehicles or EV chargers, or measures not deemed “cost effective.”



There are 41 municipal light plants in Massachusetts, serving 50 communities across the state. New MLP Z-Loans similar to MassSave HEAT loans can help MLP customers with energy upgrades. (Image: Derived from public domain color map)

HOW TO QUALIFY FOR AN MLP Z-LOAN

Qualifying residents will live in an MLP community and receive electric service from an MLP, and receive gas service from a municipal gas company. Residents of these communities who get oil or propane delivered are also eligible.

To participate in the program, residents must first complete a home energy assessment through one of two approved vendors. Depending on which MLP serves your community, it will either be ENE – Sustainability or NextZero.

Once that is completed, get a quote for the work you want to have done. You must work with your contractor and have a proposal ready before applying for the loan.

With your proposal ready, apply for your loan at www.myz-loan.com. Once a participating lender approves your application, you can get to work. The state website currently lists 28 lenders participating in the loan program. 

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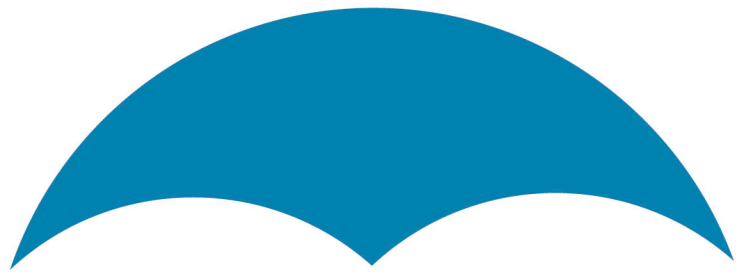
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To join, complete a pink sheet at any MassLandlords event or sign up online at MassLandlords.net/property.



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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2 First Friday Office Hours 12:00PM-1:00PM	3
4	5	6	7	8 Greater Springfield Meetup, NWCLA 6:00PM-8:00PM 7:00PM-9:00PM	9	10
11	12	13 MWPOA 5:30PM-7:00PM	14 Second Wednesday Office Hours 4:30PM-5:30PM	15	16	17
18	19	20	21 Third Wednesday Office Hours 4:30PM-5:30PM	22	23	24
25	26	27	28 Fourth Wednesday Office Hours 5:30PM-6:30PM	29	30	31

2026 NOVEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6 First Friday Office Hours 12:00PM-1:00PM	7
8	9	10 MWPOA 5:30PM-7:00PM	11 Second Wednesday Office Hours 4:30PM-5:30PM	12 Greater Springfield Meetup, NWCLA 6:00PM-8:00PM 7:00PM-9:00PM	13	14
15	16	17	18 Third Wednesday Office Hours 4:30PM-5:30PM	19	20	21
22	23	24	25 Fourth Wednesday Office Hours 5:30PM-6:30PM	26	27	28
29	30					

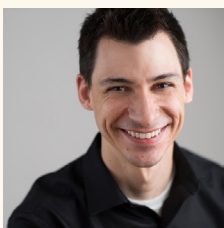
STATEWIDE

First Friday Office Hours with Executive Director Doug Quattrochi. No Presentation. Open Q&A. 12 pm - 1 pm Zoom.

FRI
10/2

We'll be having open office hours about any rental real estate topics you may care to bring. You can also ask about MassLandlords services or share feedback.

We will not address questions in private. We will have a group discussion about topics of interest to attendees. Questions will be answered at Doug's discretion and as time allows.



MassLandlords Executive Director Doug Quattrochi



We'll be having a free-flowing group conversation. Ask us anything related to MassLandlords.

Part of this presentation will be given by **Doug Quattrochi**, Executive Director, MassLandlords, Inc. Doug was a founding member of MassLandlords in 2013. He became the association's first Executive Director under new bylaws in 2014. Since then, he has scaled the organization from a core of 160 members in Worcester to

approximately 2,500 dues paying businesses from Pittsfield to the Cape, and from an all-volunteer team to approximately 20 full and part-time staff plus 50 volunteers. Doug has been instrumental in advancing democratic governance mechanisms, including score voting for policy priorities and a staggered and democratically elected Board of Directors. Doug also oversees the RentHelper spin-off, which is expanding access to electronic banking for those of us who are unbanked or underbanked. Prior to MassLandlords, Doug held leadership roles in various Massachusetts startups, two of which are still operating. Doug holds a Master of Science in Aerospace Engineering from the Massachusetts Institute of Technology.

"Doug's presentation was excellent. He was very clear and provided detailed explanations." -Larry

"Doug always holds very informative classes full of substance and Very organized!" -Thomas

"Your answers to member's questions were most helpful." -Liz

Members register for no charge in just a few clicks!

"NO SALES PITCH" GUARANTEE

MassLandlords offers attendees of directly managed events a "No Sales Pitch" guarantee. If a guest speaker offers services, their presentation will not discuss pricing, promotions, or reasons why you should hire them. We do not permit speakers to pay for or sponsor events. Guest speakers are chosen for their expertise and willingness to present helpful educational content. Your purchase of an event ticket sustains our nonprofit model.

FIRST FRIDAYS WITH EXECUTIVE DIRECTOR DOUG QUATTROCHI NEXT ON FRIDAY, OCTOBER 2ND

Except for holidays or where his schedule requires otherwise, Doug will be available to members on the first Friday of every month.

ZOOM CHAT AGENDA

- 12:00 pm Start
- 1:00 pm Zoom Chat ends

Remember you can watch videos anytime at [live events and training videos](#).

PARTICIPATING IN THE ZOOM CHAT

Participation is flexible. You may join by video, microphone, chat, or simply listen. Video sharing and speaking are never required.

Accessibility: Live closed captions are available and may be enabled at any time from within the Zoom app. Questions may be asked over microphone after using the "raise hand" feature of Zoom or may also be entered via the Zoom text chat box.

Need help joining? Our virtual registration desk opens 30 minutes before the event. Call 774-314-1896 or email hello@masslandlords.net for assistance.

ZOOM CHAT DETAILS

Your Zoom link and passcode will be emailed immediately after registration and again on the day of the meeting. They are also available anytime on [your online event access page](#).

PRICING

This event is closed to the public.

- Members: No charge. Registration is required.

Registration in advance is required.

This event will not be recorded.

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Second Wednesday Office Hours with Peter Shapiro. No Presentation. Open Q&A.

4:30 pm - 5:30 pm
Zoom.

WED
10/14



We'll be having a free-flowing group conversation. Ask us anything related to landlord-tenant communication or best practices.

We will be having open office hours about any rental real estate legal topics you may care to bring. This meeting is a great opportunity for members to learn from an experienced non-attorney counselor.

We will not address questions in private. We will have a group discussion about legal topics of interest to attendees. Questions will be answered entirely at Peter's discretion and as time allows.

Attendance is capped at fifteen attendees for depth of discussion. If an office hours is full, check another person's office hours or try again next month.



Peter Shapiro runs Good Landlord Consulting Services (GLCS) and is a MassLandlords Helpline Counselor

Part of this event will be presented by **Peter Shapiro**. A graduate of MIT's Master's Program in City Planning, Peter founded the Housing and Mediation Services Program at Just A Start Corporation, a nonprofit housing group in Cambridge, MA. Since 1990, Peter and his team have been providing landlord counseling, mediation, training, landlord support groups, and homelessness prevention assistance across metro Boston and statewide. Peter now provides Helpline and Member services for MassLandlords, and also provides landlord counseling and mediation for the City of Boston. Peter is the author of: *The Good Landlord -- A Guide to Making a Profit While Making a Difference*.

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SECOND WEDNESDAYS WITH PETER SHAPIRO NEXT ON WEDNESDAY, OCTOBER 14TH

Except for holidays and where his schedule requires otherwise, non-attorney counselor Peter Shapiro will be available to members on the second Wednesday of every month.

ZOOM CHAT AGENDA

- 4:30 pm Start
- 5:30 pm Zoom Chat ends

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Third Wednesday Office Hours with Attorney Greenman. No Presentation. Open Q&A.

**4:30 pm - 5:30 pm
Zoom.**

WED
10/21

We'll be having open office hours about any rental real estate legal topics you may care to bring. This meeting is a great opportunity for members to learn from an experienced attorney.

We will not enter attorney-client privilege. We will not address questions in private. We will have a group discussion about legal topics of interest

to attendees. Questions will be answered entirely at Attorney Greenman's discretion and as time allows.



Attorney Jordana Greenman



We'll be having a free-flowing group conversation.
Ask us anything related to landlord-tenant law or closings.

Part of this presentation will be given by **Attorney Jordana Roubicek Greenman**. She is a real estate lawyer, recipient of the Super Lawyers Rising Star award 2012-2020, and one of Boston Magazine's Top Lawyers of 2022 and 2023. Her practice - with offices in Boston and Watertown - includes commercial and residential landlord/tenant disputes, condominium association representation, general real estate litigation, and commercial and residential real estate closings. Attorney Greenman has a well-respected reputation for aggressively advocating for her clients' goals, and ensuring beneficial outcomes at a reasonable cost. She was an instrumental part of the team spearheading legal action opposing the Massachusetts and Boston eviction moratoriums, and is very active within the legal community. Attorney Greenman is a member of the Real Estate Council for the Massachusetts Bar Association and the Real Estate Bar Association, writes columns for the Massachusetts Lawyers Journal and Real Estate Bar Association News, and regularly leads legal seminars for first-time homebuyers and small-property owners.

"Attorney Greenman is such a great source of common sense and specialized wisdom!" -David

Members register for no charge in just a few clicks!

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THIRD WEDNESDAYS WITH ATTORNEY GREENMAN NEXT ON WEDNESDAY, OCTOBER 21ST

Except for holidays and where her schedule requires otherwise, Attorney Greenman will be available to members on the third Wednesday of every month.

ZOOM CHAT AGENDA

- 4:30 pm Start

- 5:30 pm Zoom Chat ends

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PARTICIPATING IN THE ZOOM CHAT

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ZOOM CHAT DETAILS

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ARTICLE YOU MAY HAVE MISSED

AGO Reaches \$500,000 Settlement with Property Management Company Over Unlawful Fees

The Massachusetts attorney general's office announced it had secured a \$500,000 settlement against Green Ocean Property Management, which it alleges charged renters a host of illegal junk fees between May 2020 and the filing of the agreement in July 2026. However, portions of the decision contain verbiage that cannot be backed up by current law.

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**Fourth Wednesday
Office Hours with
Attorney Sherwin.
Recent cases and
case law. Open Q&A.
5:30 pm - 6:30 pm
Zoom.**

WED
10/28

Attorney Sherwin will start his office
hours by discussing any recently
concluded cases or case law of interest.

After that, we'll be having open office
hours about any rental real estate

legal topics you may care to bring.
This meeting is a great opportunity
for members to learn from an
experienced attorney.

**We will not enter attorney-client
privilege. We will not address questions
in private.** We will have a group
discussion about legal topics of interest
to attendees. Questions will be answered
entirely at Attorney Sherwin's discretion
and as time allows.



Attorney Adam Sherwin of The Sherwin Law Firm



**We'll be having a free-flowing group conversation.
Ask us anything related to landlord-tenant
law or closings.**

Part of this presentation will be given
by attorney Adam Sherwin. Adam
is an experienced real estate litigator
with years of experience representing
landlords, property owners, and other
real estate professionals. He has
extensive experience litigating real
estate disputes before judges and juries
and has obtained favorable decisions
from the Massachusetts Appeals
Court and District Court Appellate
Division. He is also a long-time crash
course instructor at the Cambridge
headquarters and over zoom.

Members register for no charge in just a few clicks!

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permit speakers to pay for or sponsor
events. Guest speakers are chosen for
their expertise and willingness to present
helpful educational content. Your
purchase of an event ticket sustains our
nonprofit model.

FOURTH WEDNESDAYS WITH ATTORNEY SHERWIN NEXT ON WEDNESDAY, OCTOBER 28TH

Except for holidays and where his
schedule requires otherwise, Attorney
Sherwin will be available to members on
the fourth Wednesday of every month.

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ZOOM CHAT AGENDA

- 5:30 pm Start
- 6:30 pm Zoom Chat ends

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NORTHERN WORCESTER COUNTY

October 8th topic to be announced soon!

METROWEST

October 13th topic to be announced soon!

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October 8th meetup to be announced soon!

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Sales Tax : \$97.84

Total : \$1,663.24

2X10-10FT PREMIUM SPF
3031.00
MAX REFUND VALUE \$150.00/50
700007077783 2X10-12 FT PT GC
700007077783 2X10-12 FT PT GC
1000.00
MAX REFUND VALUE \$100.00/50
720000000000 2X10-12 FT PT GC
1000.00
ZIP SYSTEM SE
3037.00
MAX REFUND VALUE \$100.00/50
628011122319 K555-1/8LG K&S
GRK R55 SCREW 5/16X5-1/8" 40PK
2042.87
MAX REFUND VALUE \$77.16/2
731677516845 WHIT SCREEN <A>
5/16"X84" WHIT ALUMINUM SCREEN FRAME
1000.98
MAX REFUND VALUE \$62.02/10
731677010022 SCHWABIT <A>
SCREEN FRAME HARDWARE KIT
MAX REFUND VALUE \$4.03
731677516012 WHIT CORNER <A>
5/16" WHITE SCREEN FRAME CORNERS
602.68
MAX REFUND VALUE \$14.48/6
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090945860197 2X6-10 HT WH <A>
2X6-10FT PREMIUM SPF
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