

Guest-Visitor procedures

Tenants are to ensure that their guests are familiar with the rules and regulations of the Wildwood Housing Authority, and do not do anything that will violate Section 11 Subsection K or Section 11 Subsection L of the Wildwood Housing Authority Lease Agreement.

If your guest/visitor will be staying overnight you must abide by the rules, **Under your Lease, specifically Section 6. Tenant's Right to Occupy and Use, subsection "A"**, The Tenant shall have the right to exclusive use of the dwelling unit and shall occupy it as the tenant's sole residence. The Tenant shall not assign this Lease, nor sublet the dwelling unit, nor take in any boarders or lodgers. A boarder or lodger need not make payments to the Tenant for the Tenant to violate the lease in this way. You must come by the WHA office and fill out a form for permission for the overnight guest/visitor.

Under your Lease, specifically Section 11, "Tenant's Obligations", subsection "K", you are obligated to act and cause household guests to act in a manner that will; (1) Not disturb the residents' peaceful enjoyment of their accommodations; and (2) Be conducive to maintaining all Authority developments in a decent, safe, and sanitary condition. Violations of such regulations are a Lease violation.

Under your Lease, specifically Section 11, "Tenant's Obligations", subsection "L", you are obligated to, and assure that your children, any member of the household, a guest, or another person under your control, shall refrain from engaging in any criminal activity that threatens the health, safety, or right to peaceful enjoyment of WHA's public housing premises by other residents or employees of the WHA, or any drug-related criminal activity on or near such premises. Violations of such regulations are a Lease violation.

Visitors should be aware that no smoking is permitted on the Wildwood Housing Authority Property. This includes in any common area, in any parking lot, inside or outside any apartment, or any business office. Smoking means inhaling, exhaling, breathing, or carrying any lighted tobacco product or similar lighted product in any manner or in any form. This includes but is not limited to: cigarettes, cigars, e-cigarettes, hookahs, or anything else that could emit a chemical cloud.

Under your Lease, specifically Section 11, "Tenant's Obligations", subsection "BB" tenants and members of the tenant's household shall not smoke anywhere in the unit rented by the tenant, or the building where the tenant's dwelling is located, or in any of the common areas or adjoining grounds of such building or other parts of the rental community, nor shall the tenant permit any guests or visitors under the control of the tenant to do so.

Sandman Tower Specific Regulations

During the Covid pandemic guests and residents and staff are to wear masks or facial coverings in any common area of Sandman Towers.

Any visitor is to use the Phone/buzzer system in the lobby, cell phone, or prior call ahead to alert the tenant they are present in the building. Only using the Phone/buzzer system in the lobby will allow the tenant to buzz their guest/visitor in or you can personally come down and let them into the building.

Tenants are to ensure that their guests are informed of, familiarized with, and follow the WHA policies, which include printing and signing their names in the WHA (Wildwood Housing Authority) sign in/sign out log when they arrive at the building, and when they leave the building, including the date and time of their arrival and of their departure.