



Tenant Stewardship Statement

The Newport Restoration Foundation was founded in 1968 with the express purpose of saving Newport's 17th and 18th century architecture. Since its founding it has become the steward for over 85 historic properties. As a prospective tenant you are being offered the chance to live in a wonderful place, but before you take up residence, you need to realize that the house in which you will live is a vitally important part of our legal arrangement. In signing a lease you take a share of the responsibility for preserving this unique part of our American heritage.

It is our firm opinion that these houses represent a nationally significant collection. These are not just "pretty rental properties"; this is instead an innovative way to reliably preserve an unusually large collection of unique architecture. Some of these houses are over three centuries old and it is our mission to ensure that they will still be here three hundred years from now. Accomplishing this means careful maintenance on the part of the Foundation (a pleasant fringe benefit for our tenants) and a lot of careful thought about *how* and often more importantly, *why* we undertake any improvement projects.

Living in an 18th century house represents some compromises to life in the 21st century. Heating bills can be high. Some of the luxuries that many of us have come to count on, such as full screen windows, air conditioning, electronic cabling, or satellite dishes may not be visually acceptable. Interior space is often at a premium.

The welfare of the house and its tenant is crucial to us. We want to know immediately about mal-functioning equipment or faults in the structure so that we may take prompt corrective measures. On the other hand, while we are always open to hearing tenant suggestions about solving difficulties that may occur with a property, we are reticent about making changes purely for the sake of convenience, especially when it may have a cluttering, structural, or aesthetic impact. The Foundation staff always considers choices about, and changes to the property carefully and conservatively.

Our current tenants have made a commitment to living in houses from another century. If you make this commitment by signing a lease, it is with the understanding that you become a partner with the NRF in the stewardship of the property. It means that you are responsible for being both a watchdog and a caring sponsor for the house and that you expect to offer a higher level of care for the building and its grounds than might be the case with other rental properties. It means that you understand that within certain parameters, the needs of the house may supercede your own. It is only with your care and sympathy and our skilled maintenance that this extraordinary preservation program can be successful for years to come.

We look forward to having you with the Foundation and sharing in our stewardship of these important properties, but please consider this statement carefully and take time to think about the implications of this partnership on your current lifestyle.

_____ I have read and understand the Tenant Stewardship Statement.

Initials

_____ Date