

RENTAL AGREEMENT

THIS AGREEMENT is made this ___ day of _____, by and between East End Corp. as Landlord and _____ as Tenant.

1. PREMISES: The premises rented by Landlord to Tenant is located at _____, Portland, ME 04103, and is unfurnished.
2. TERM: This rental agreement is either a six month, year or modifies month-to-month basis until terminated in accordance with the provisions of 14-A M.R.S.A. 6002 or any successor statute from the first of the month. The Tenant agrees to give a sixty (60) day notice, from the first of the month, between October 1st and April 30th.
3. RENT: Tenant hereby agrees to pay rent to the Landlord for the rented premises as follows: \$____.00 per month as of the date hereof and for each additional month during the term hereof; rent for fractions of months, upon move in, shall be prorated.
4. SECURITY DEPOSIT: Tenant shall have paid to the Landlord, together with the rent as set forth in Paragraph 3 above, at the execution of this Agreement the sum of \$____.00 as a security deposit, which shall be held by the Landlord and returned to the Tenant at the termination of this Agreement unless Tenant is in default or in arrears in rent or unless Tenant, his family, guests or others invited upon the premises by Tenant shall have damaged the premises or other property of the Landlord, in any of which events Landlord may use the security deposit to compensate for any such default, damages or arrears; any balance of the deposit remaining after such use shall be returned to the Tenant. Tenant agrees to pay to the Landlord any sums in addition to the deposit for default, arrears and damages. Moreover, Tenant agrees to pay to the Landlord his reasonable attorney's fees incurred in the enforcement of this Agreement following a contested hearing in the event that Tenant has wantonly disregarded the terms of this Agreement. Security deposits may not be used as last month's rent.
- 4a. A PET FEE of \$250.00 per dog and \$195.00 per cat will be assessed and will be non-refundable.
5. UTILITIES: Tenant shall pay Electricity ____, Cable ____, Heat ____, Hot Water ____, and Telephone ____.
6. If all utilities are included, AIR CONDITIONERS are not allowed.
7. This is a smoke free Property! If caught smoking in the apartment there will be \$1000.00 cleaning fee (min.) and an eviction.
8. CARE: Tenant shall clean, maintain and keep the premises in as good condition, reasonable wear and tear excepted, as the same were at the commencement of this Agreement. Tenant shall be responsible for Tenant's personal property. Landlord and his agents may enter the premises at any reasonable time to inspect the premises or to make any necessary repairs upon reasonable notice to the Tenant. No improvements, including, but not limited to, painting, wallpapering or alterations, may be made by Tenant in the absence of the prior written approval of the Landlord or his agent. Any request for maintenance shall be deemed as permission for the landlord or his agents to enter the premises.

9. **USE:** The premises will be used solely as the residence of the Tenant and Tenant's family and for no other purpose; the total number of persons residing at the premises shall not exceed one (1); moreover, any person remaining at the premises overnight for more than three consecutive nights shall be deemed to be residing at the premises. 1 parking space comes with the apartment.

10. **TERMINATION:** This agreement may be terminated by either party in accordance with the provisions of 14 M.R.S.A. 6002 or any successor statute. Notice of intent to vacate must be in writing and submitted prior to the first of the month. Mid-month move outs are not accepted.

11 **RENTAL PAYMENTS:** Tenant shall pay the monthly rental to the Landlord on each monthly anniversary of this Agreement. In the event that any rental payment is not made within seven (7) days from the date it is due, a penalty shall be due in the amount of Four Percent (4%) of the amount of the monthly rent. Landlord may increase the monthly rental payment upon thirty (30) days written notice to the Tenant. A fee of twenty-five dollars (\$25) will be assessed on bounced checks.

12 **LIABILITY AND INDEMNIFICATION:** Tenant shall be responsible for loss or damage to persons or property resulting from Tenant's presence at the premises or anyone claiming by, through or on the Tenant's behalf {including, but not limited to, the Tenant, the Tenant's family, the Tenant's guests or the Tenant's invitees}. Tenant agrees to indemnify and hold Landlord harmless from all such losses, claims, or damages. Tenant is responsible for all personal property located at the premises and Landlord shall have no responsibility for the same at any time whatsoever. Tenant shall remove all such personal property on or before the date of termination of this Agreement.

13. This **apartment may not be lead free. Tenant has a copy of "Protect Your Family From Lead in Your Home." Please initial:** _____

14. Rent is to be sent to-East End Corp.
P.O.Box 10291 Portland, ME. 04104

Witness

Stephen Whittier Pres.
East End Corp. Landlord

Witness

Tenant. _____
Soc. Sec # _____

Office: 773 Congress Street
Portland, ME 04103