

MAINE MONTH-TO-MONTH RENTAL AGREEMENT

THIS MONTH-TO-MONTH RENTAL AGREEMENT hereinafter known as the "Agreement" is made and entered into this ____ day of _____, 20____, by and between the Landlord known as _____ with a mailing address _____

_____ in the City of _____, State of Maine hereinafter known as the "Landlord" and the Tenant(s) known as _____, _____, _____, hereinafter known as the "Tenant(s)" for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

PROPERTY. Landlord owns property and improvements located at _____, _____, State of Maine (hereinafter referred to as the "Property"). Landlord desires to lease the Property to Tenant upon the terms and conditions contained herein. Tenant desires to lease the Property from Landlord upon the terms and conditions contained herein.

TERM. The Agreement will start on _____ and will continue as a month-to-month tenancy. In accordance with the State Statutes to terminate the tenancy, the Landlord or Tenant must give the other party a written ____ days notice of non-renewal. The Tenant may only terminate their Agreement on the last day of any month and the Landlord must receive written notification of non-renewal at least ____ days prior to the last day of that month. If the Tenant plans to leave on or after the first of any month, they are responsible for that month's full rent. If the Tenant does not provide the Landlord with a written ____ days' notice, they shall forfeit their full deposit amount.

PAYMENTS. Tenant agrees to pay to Landlord as rent for the Property the amount of _____ dollars each month in advance on the 1st day of each month at _____ or at any other address designated by Landlord. If the Term does not start on the 1st day of the month or end on the last day of a month, the first and last month's rent will be prorated accordingly.

SECURITY DEPOSIT. At the signing of this Agreement, Tenant shall deposit with Landlord, in trust, a security deposit of \$_____ as security for the performance by Tenant of the terms under this Agreement and for any damages caused by Tenant, Tenant's family, and visitors to the Property during the term of this Agreement. The

Landlord may use part or all of the security deposit to repair any damage to the Property caused by Tenant, Tenant's family, and visitors to the Property. However, the Landlord is not just limited to the security deposit amount and Tenant remains liable for any balance. Tenant shall not apply or deduct any portion of any security deposit from the last or any month's rent. Tenant shall not use or apply any such security deposit at any time in lieu of payment of rent. If Tenant breaches any terms or conditions of this Agreement, Tenant shall forfeit any deposit, as permitted by law.

LATE CHARGES. Rent is due on the 1st of each month. If any or all of the rent is not received by the ____ of the month, \$____ per day will be charged as late fees until full rental payment is received. If rent is not received by the ____ of the month, Tenant will be considered in breach of the Agreement and eviction proceedings will be initiated.

INSUFFICIENT FUNDS. Tenant agrees to pay the charge of \$____ for each check given by Tenant to Landlord that is returned to Landlord for a lack of sufficient funds.

USE OF PROPERTY. Tenant shall only use the Property as a residence. The Property shall not be used to carry on any type of business or trade without the prior written consent of the Landlord. The Tenant will comply with all laws, rules, ordinances, statutes, and orders regarding the use of the Property.

OCCUPANTS. Tenant agrees that no more than ____ persons may reside on the Property without the prior written consent of the Landlord.

CONDITION. The Tenant has inspected the property, the fixtures, the grounds, building, and improvements and acknowledges that the Property is in good and acceptable condition and are habitable. If at any time during the term of this Agreement, in Tenant's opinion, the conditions change, Tenant shall promptly provide reasonable notice to Landlord.

ASSIGNMENT. Under this Agreement Tenant shall shall not assign or sublease any share in this Agreement. All sublease arrangements must be made with the prior written consent of the Landlord, which consent shall not be unreasonably withheld. Any assignment or sublease without the Landlord's written prior consent shall, at Landlord's option, terminate this Agreement.

RIGHT OF ENTRY. Tenant agrees to make the Property available to Landlord or Landlord's agents for the purposes of inspection, making repairs or improvements, or to supply agreed services or show the property to prospective buyers or tenants, or in case of emergency. Except in case of emergency, Landlord shall give Tenant ____ hours notice of intent to enter. Tenant shall not, without Landlord's prior written

consent, add, alter or re-key any locks to the Property. At all times Landlord shall be provided with a key or keys capable of unlocking all such locks and gaining entry. Tenant further agrees to notify Landlord in writing if Tenant installs any burglar alarm system, including instructions on how to disarm it in case of emergency entry.

ALTERATIONS AND IMPROVEMENTS. Tenant shall make no alterations to the building or improvements on the Property or construct any building or make any other improvements on the Property without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed, or placed on the Property by Tenant shall, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Property at the expiration or earlier termination of this Agreement.

NON-DELIVERY OF POSSESSION. In the event, the Landlord cannot deliver possession of the Property to Tenant upon the commencement of the Agreement Term, through no fault of Landlord, then Landlord shall have no liability, but the rental herein provided shall abate until possession is given. Landlord shall have ____ days in which to give possession and, if possession is tendered within such time, Tenant agrees to accept the demised Property and pay the rental herein provided from that date. In the event, possession cannot be delivered within such time, through no fault of Landlord, then this Agreement and all rights hereunder shall terminate.

HAZARDOUS MATERIALS. Tenant shall not keep on the Property any item of a dangerous, flammable or explosive nature that might unreasonably increase the danger of fire or explosion on the Property or that might be considered hazardous or extra hazardous by any responsible insurance company.

UTILITIES. The Landlord shall provide the following utilities and services to the Tenant(s): _____. Any other utilities or services not mentioned will be the responsibility of the Tenant(s).

MAINTENANCE, REPAIR, AND RULES. Tenant will, at Tenant's sole expense, keep and maintain the Property in a good, clean and sanitary condition and repair during the term of this Agreement and any renewal thereof. Tenant shall be responsible to make all repairs to the Property, fixtures, appliances, and equipment therein that may have been damaged by Tenant's misuse, waste or neglect, or that of the Tenant's family or visitors. Tenant agrees that no painting will be done on or about the Property without the prior written consent of Landlord. Tenant shall promptly notify Landlord of any damage, defect or destruction of the Property or in the event of the failure of any of the appliances or equipment. The Landlord will use their best

efforts to repair or replace any such damaged or defective areas, appliances or equipment.

PETS. Tenant shall not keep any pets on the Property without the prior written consent of the Landlord. If Landlord grants permission to Tenant to keep pets, an additional security deposit of \$____ will be required by the Landlord to keep in trust for potential damage to the Property caused by Tenant's pets.

QUIET ENJOYMENT. Upon payment of all the sums referred to herein as being payable by Tenant and Tenant's performance of all Tenant's agreements contained herein and Tenant's observance of all rules and regulations, Tenant shall and may peacefully and quietly have, hold, and enjoy said Property for the term hereof.

INDEMNIFICATION. Landlord shall not be liable for any injury to the tenant, tenant's family, guests, or employees or to any person entering the property and shall not be liable for any damage to the building in which the property is located or to goods or equipment, or to the structure or equipment of the structure in which the Property is located, and Tenant hereby agrees to indemnify, defend, and hold Landlord harmless from any and all claims or assertions of every kind and nature.

DEFAULT. If Landlord breaches this Agreement, Tenant may seek any relief provided by law. If Tenant fails to comply with any of the material provisions of this Agreement, other than the covenant to pay rent or of any present rules and regulations, or any that may be hereafter prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, Landlord may terminate this Agreement ____ days after delivery of written notice by Landlord specifying the noncompliance and indicating the intention of Landlord to terminate the Agreement by reason thereof. If Tenant fails to pay rent when due and the default continues for ____ days thereafter, Landlord may, at Landlord's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Landlord at law or in equity or may immediately terminate this Agreement.

HOLDOVER. In the event, Tenant remains in possession of the Property for any period after the expiration of the Agreement Term ("Holdover Period") a new month-to-month tenancy shall be created subject to the same terms and conditions of this Agreement at a monthly rental rate of the same in this agreement unless otherwise agreed by the Parties in writing. Such month-to-month tenancy shall be terminable on thirty (30) days' notice by either Party or on longer notice if required by law.

ABANDONMENT. If Tenant abandons the Property of any personal property during the term of this Agreement, Landlord may at is option enter the Property by any

legal means without liability to Tenant and may at Landlord's option terminate the Agreement. Abandonment is defined as the absence of the Tenants from the Property for at least ____ consecutive days without notice to Landlord. If Tenant abandons the Property while the rent is outstanding for more than ____ days and there is no reasonable evidence, other than the presence of the Tenants' personal property, that the Tenant is occupying the unit, Landlord may at Landlord's option terminate this Agreement and regain possession in the manner prescribed by law. The Landlord will dispose of all abandoned personal property on the Property in any manner allowed by law

ATTORNEYS' FEES. Should it become necessary for Landlord to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Property, Tenant agrees to pay all expenses so incurred, including a reasonable attorneys' fee.

COMPLIANCE WITH LAW. The Tenant(s) agrees that during the term of the Agreement, to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the Property, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant(s), the Landlord, or both.

SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

BINDING EFFECT. The covenants, obligations, and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

MODIFICATION. The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered, or amended in any way except through a written amendment signed by all of the parties hereto.

NOTICE. Any notice required or permitted under this Agreement or under state law shall be delivered to Tenant at the Property address, and to Landlord at the following address: _____.

PARKING. The Landlord:

- Shall provide ___ parking space(s) to the Tenant(s) for a fee of \$___ to be paid at the execution of this Agreement on a monthly basis in addition to the rent. The parking space(s) are described as: _____.
- Shall not provide parking.

SMOKING POLICY. Smoking on the Property is:

- Permitted in the following areas: _____.
- Prohibited on the Property.

ADDITIONAL TERMS AND CONDITIONS.

ENTIRE AGREEMENT. This constitutes the entire Agreement between the Parties and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Agreement. This Agreement may be modified in writing and must be signed by both Landlord and Tenant.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in multiple originals as of the undersigned date(s).

Landlord's Signature _____ Date _____
Print Name _____

Tenant's Signature _____ Date _____
Print Name _____

Tenant's Signature _____ Date _____
Print Name _____

Tenant's Signature _____ Date _____
Print Name _____

REQUIRED LEASE DISCLOSURES & ADDENDUMS IN MAINE

The following disclosures or addendums are either required for some or all residential lease agreements in Maine.

- 1. Bed Bug Disclosure** - for any rental unit with a suspected or confirmed adjacent infestation.
- 2. Radon Disclosure** - for any rental unit in Maine.
- 3. Energy Efficiency Disclosure Statement** - for any rental unit in Maine where the tenant pays for utilities directly or through the landlord.
- 4. Lead Based Paint Disclosure** - for rental units built prior to 1978.

DISCLOSURE OF INFORMATION ON BED BUGS

THIS AGREEMENT made and entered into between _____,
"Landlord" and _____,
_____, and _____, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: _____

BED BUG APPEARANCE. Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.

LIFE CYCLE AND REPRODUCTION. An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days. Bed bugs can survive for months without feeding.

BED BUG BITES. Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person’s reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all. Common signs and symptoms of a possible bed bug infestation:

- 1) Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls.
- 2) Molted bed bug skins, white, sticky eggs, or empty eggshells.
- 3) Very heavily infested areas may have a characteristically sweet odor.
- 4) Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

For more information, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.

CERTIFICATION OF ACCURACY. The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Landlord Date

Tenant Date

Agent Date

Landlord Date

Tenant Date

Agent Date

DISCLOSURE OF RADON

THIS AGREEMENT made and entered into between _____,
"Landlord" and _____,
_____, and _____, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: _____

LANDLORD'S DISCLOSURE:

A radon test in the unit identified above or in other parts of your building was completed on ____/____/____.

A Tenant may request a re-test after 10 years from the date above, unless the landlord has installed and maintains a functioning radon mitigation system. The radon level found in the above identified unit (or, if the unit was not tested, the highest level found during testing in other parts of the building) was _____ pCi/l. A copy of the original results report is available for viewing by the Tenant .Radon mitigation is recommended, but not required, for radon levels of 4 pCi/l or higher. However, if radon levels of 4.0 pCi/l or higher are not mitigated, the landlord or Tenant have the option to end the lease after providing at least 30 days notice.

The radon was tested by (check one):
A Maine Registered Radon Tester ___ /the landlord ___ /a Tenant ___

If tested by a Maine-registered radon tester, their Maine Radon ID number is _____.

Under Maine law, any radon testing in residential rental buildings must be conducted according to proper protocols and in accordance with rules adopted by the Maine Department of Health and Human Services. Additionally, Maine law gives the Tenant the right to conduct radon tests in their dwelling unit. They may hire a registered radon tester or conduct the test themselves.

CERTIFICATION OF ACCURACY

The signatures below acknowledge that the landlord or their agent has disclosed to the lessee, information about radon gas as required by 14 M.R.S.A. Section 6030-D. This acknowledgement does not constitute a waiver of any rights.

Landlord Date

Tenant Date

Agent Date

Landlord Date

Tenant Date

Agent Date

ENERGY EFFICIENCY DISCLOSURE FORM FOR RENTAL UNITS IN MAINE

THIS AGREEMENT made and entered into between _____,
"Landlord" and _____,
_____, and _____, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: _____

LANDLORD'S DISCLOSURE:

This rental unit ___ meets/___ does not meet/___partially meets (check one) the minimum energy efficiency guidelines suggested below for rental units in Maine. You can expect your energy bills to be lower if your dwelling is insulated and has efficient appliances. There are several factors that affect energy costs. The areas below are the most important ones and indicate where this dwelling exceeds, meets, or falls below minimum efficiency guidelines suggested for Maine. The bold items below are suggested minimum guidelines.

1. HEATING SYSTEMS

a. SPACE HEAT

- i. Tested heating system efficiency (**minimum: 82%**)
___% ___ unknown Test date: _____
- ii. Exposed pipes or ducts in unheated crawl space insulated?
___ yes ___ no
- iii. Heating fuels:
___ oil ___ natural gas ___ propane ___ kerosene ___ wood
___ electric ___ other

b. WATER HEAT

- i. Accessible domestic hot water pipes insulated?
___ yes ___ no
- ii. Fuels:
___ oil ___ natural gas ___ propane ___ solar
___ electric ___ other

2. INSULATION

a. WALLS

- i. Insulated? (**minimum: cavity filled**) ___ filled ___ partially filled
___ no insulation ___ unknown
- ii. Insulation thickness: ___ less than 3" ___ 3-6" ___ more than 6"

b. CEILING

- i. Insulated? (**minimum: R-38 or cavity filled**)
___ filled ___ partially filled ___ no insulation ___ unknown
Insulation thickness: ___ inches or R-___

c. FLOORS OVER UNHEATED AREAS

- i. Insulated? (**minimum: R-21 or cavity filled**)
___ filled ___ partially filled ___ no insulation ___ unknown

d. BASEMENT WALL

- i. Insulated? (**minimum: 2' below grade**)
 yes no unknown

3. WINDOWS AND DOORS

- a. WINDOWS (**minimum: 2 panes of glass**)
 single pane single + storm double (DG) DG + low-e
 (DG + low-e + argon gas) triple or better
- b. DOORS (minimum: insulated or with storm) insulated storm
 insulated + storm neither

4. APPLIANCES

- a. REFRIGERATOR (**minimum: post-1995**)
 yes no unknown Energy Star rated
- b. GAS STOVE (suggested electronic ignition)
 electronic ignition pilot light no gas stove

You have the right to obtain a 12-month history of electricity used by this rental unit by calling your local electric company. If this unit uses natural gas, you have the right to obtain a 12-month history of natural gas used by the unit by calling your local natural gas company.

Other comments about the unit's efficiency: _____

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	_____
Landlord	Date
_____	_____
Tenant	Date
_____	_____
Agent	Date

_____	_____
Landlord	Date
_____	_____
Tenant	Date
_____	_____
Agent	Date

For further information about energy efficiency, contact Efficiency Maine, 1-866-376-2463

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b) Records and reports available to the lessor (check (i) or (ii) below):

i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

c) _____ Lessee has received copies of all information listed above.

d) _____ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor Date

Lessor Date

Lessee Date

Lessee Date

Agent

Date