

Lease Agreement - One Bedroom Rental

32 Wesley Lane, Rockland, Maine

1. For the sum of \$85.00 per week, the "tenant" has exclusive use of one bedroom and "shared use" of "common areas" including bathrooms, kitchen, living room, coat/cleaning closet, laundry, outside decks and yard, and a parking area.
2. Shared use of common areas includes use by other tenants and the owners. The basement and the shed are reserved for exclusive use by the owners, except by pre-arrangement.
3. Shared use includes sharing the responsibility for maintaining the common areas in a neat and clean manner, for the benefit of other tenants and for viewing by prospective tenants. The kitchen should be left clean after each use. When full, the garbage container should be emptied in the outdoor compost bin and wastebaskets and recyclable containers should be emptied in their respective containers by the outside shed. The owners will be responsible for trash removal.
4. Cleaning, in cooperation with other tenants, should include as needed: vacuuming common areas, emptying wastebaskets, and wiping bathroom fixtures with an appropriate cleaner.
5. Personal items should not be left in common areas when they are not being used. In the kitchen, however, tenants may have designated cupboard and refrigerator space for personal use. Additional storage space for personal items may be pre-arranged with the owners.
6. Tenants should acquaint themselves with the proper operation of all house equipment, and ask for assistance with anything they do not understand. Any problems with the house or equipment should be reported to the owners immediately.
7. Tenants should especially note the operation of doors and windows as safety exits, as well as the location of fire extinguishers in the kitchen, laundry area. The house should be kept locked when vacated by all tenants. One key to the entry door will be provided to each tenant and is to be returned at the end of the lease.
8. All tenants should use common sense in keeping the maintenance and energy costs of the house to a minimum. The owners will be responsible for all utilities, lawn mowing, and driveway snow removal. Tenants will be responsible for keeping decks, steps, and walkways clear of ice and snow.
9. General House Rules
 - a) Pets and illegal drugs are not allowed in the house or on the grounds.
 - b) Smoking is not allowed in the house or where it will impact other tenants. All cigarette butts are to be disposed in a closed, non-combustible container which is emptied in a safe and proper manner.
 - c) Gatherings of more than a few non-tenant guests are not allowed.
 - d) Common courtesy and cooperation, in the interest of all tenants, should be observed at all times.
10. A deposit of \$85 will reserve a room. After the lease begins it will serve as a damage deposit. This deposit will be returned within 30 days of the end of the lease period if the owners determine that no damage has occurred beyond normal wear and tear.
11. This lease may be canceled by either party at any time upon seven days' notice. The deposit will be returned if the lease is canceled more than two weeks prior to the lease beginning. After the lease commences, payments will be adjusted accordingly to the days and weeks the tenant is in residence.
11. This lease begins on **Sunday, June 9, 2013** and ends on **Saturday, August 31, 2013**.
12. Lease payments must be pre-paid four weeks at a time unless otherwise pre-arranged. (Additional days less than a full week may be pre-arranged and pre-paid at \$10 per/day).
13. Total Full Weeks = 12 @ \$85 = \$1,020; Extra Days = ____ @ \$10 = _____

Payment Due:	Deposit (ASAP)	June 9	July 7	August 4	By Sept. 30
Amount:	\$85	\$340	\$340	\$340	Deposit Return

We, the undersigned, do hereby understand and agree to abide by the above lease terms.

Tenant: _____, Date: _____ Owner _____, Date: _____