

RESIDENTIAL LEASE AGREEMENT

1. PARTIES

The parties to this agreement are Southern Angel Properties, LLC, hereinafter called "the Landlord", and _____ hereinafter called "the Tenant".

There will be no other persons residing in the rented premises except as specifically authorized in writing by the Landlord or as listed here:

No pets of any kind are permitted in or around the premises without the written permission of the Landlord. If permission is granted, a Pet Addendum will be signed by both parties and attached to and made a part of this Lease Agreement. It is understood that an additional NON REFUNDABLE security deposit plus a small increase in rent will result from the addition of any pets. It is also understood that ONLY spayed, neutered, indoor pets are allowed and that flea treatments and vaccinations must be kept up to date at all times and that Tenant has read and agreed to all terms of the document entitled "Pet Owner Rules and Regulations."

2. CO-TENANTS

In the case of co-tenants, the obligations and commitments contained in this lease will be joint and several, and each of the co-tenants expressly agrees to perform the obligations and make the payments required under this lease without regard to any non-performance by a co-tenant. Any default or breach of the terms of this lease by any co-tenant will constitute a default or breach by all co-tenants.

3. PROPERTY

The Landlord hereby lets the following, property to the Tenant for the term of this Agreement:
(a) the dwelling unit located at _____ Waterville, Maine and the following furniture and appliances in the property: refrigerator, kitchen range, smoke detector, carbon monoxide detector

The Tenant understands and agrees that the Tenant will have the use of 2 parking space(s) for the Tenant's motor vehicle on the premises. There is no overnight visitor parking provided without prior permission from landlord. Unauthorized vehicles will be towed at owner's expense. Any variations from the parking rules must be in writing by landlord

4. TERM

a. Initial rental period

~~The term of this Agreement will be for _____ beginning on _____ and ending on _____. The Tenant is specifically liable for all rent due and payable during this term. Early termination by the Tenant will not relieve him/her of this obligation to pay all rent hereunder, subject to the Landlord's duty to mitigate. This Agreement shall automatically terminate on the first day of any month following the death of the Tenant. If more than one Tenant, this provision shall only apply upon the death of the last surviving Tenant.~~

OR

This shall be a month to month lease commencing on _____. Either party may terminate this lease upon thirty (30) days written notice without cause. Landlord may terminate this lease based on seven (7) days notice as permitted by law. Tenant is a tenant at will." The Tenant is specifically liable for all rent due and payable during this term. Early termination by the Tenant will not relieve him/her of this obligation to pay all rent hereunder, subject to the Landlord's duty to mitigate. This Agreement shall automatically terminate on the first day of any month following the death of the Tenant. If more than one Tenant, this provision shall only apply upon the death of the last surviving Tenant.

Tenant Initials: _____

b. Rental Lease Term after Initial Rental Period (check either b or e)

~~After the initial rental period the lease shall automatically renew for a period of 12 months Unless 30 days notice is given to landlord. Should tenant not extend the lease beyond the initial lease period (having given a 30 day notice) the tenant agrees to vacate the residence by noon on the last day of the lease term. Landlord will provide tenant a 45 day notice prior to the end of the lease term regarding any changes to the monthly rental charge or modifications to the terms of the lease.~~

e. Rental Lease Term after Initial Rental Period (check either b or e)

~~After initial rental period this lease will become a "tenancy at will" and the tenant will rent from month to month. All terms of this lease, unless 30 days written notice is provided by landlord, will remain in effect, except for terms that are in conflict with a state law regulating a tenancy at will. Either party can stop this month to month tenancy by giving to the other party at least 30 days written notice. This notice must expire on or after the date through which rent has been paid.~~

d. No Extended Stay

The landlord can refuse to allow the tenant to continue tenancy of the resident after the end of each rental period. To do so he must so inform the tenant within 30 days before the end of each rental period.

5. CONFIRMATION

This agreement is subject to confirmation and verification of all information provided by the Tenant to the Landlord including but not limited to source of employment, income levels, and resources. It is also subject to a satisfactory check of references, payment in full of the security deposit and first month's rent and prompt surrender of possession of the premises by any current tenant. If it is determined at any point that the Tenant has provided false information, the terms and conditions of this Lease will be deemed breached and an eviction maybe pursued. The Landlord will not be liable to the Tenant for any consequential damages arising pursuant to this paragraph. Upon any breach of this lease or any termination of this lease, landlord shall be entitled to possession of the premises

6. RENT

The monthly rental payment for the property will be _____, due and payable on the first day of each month to the Landlord at: 66 Wyman Bog Rd. Winslow, Me. 04901. WE DO NOT COLLECT RENT. IT IS EXPECTED THAT RENT WILL BE SENT WITH SUFFICIENT TIME TO GET TO US ON OR BEFORE THE FIRST OF THE MONTH UNLESS YOU HAVE MADE PREVIOUS ARRANGEMENTS FOR AN ALTERNATE DATE. Failure to pay rent when due will be considered a breach of this Lease and will lead to an eviction.

a. In addition, the tenant also agrees to pay to the landlord the following:

Notwithstanding the foregoing provision and without waiving any rights there under, the Tenant will be liable for and pay to the Landlord an administrative fee of \$20 whenever the rent is seven (7) days overdue, and the Landlord serves the Tenant with a 7 day notice to quit. (also known as "eviction notice".) In addition, the Tenant will be liable for and pay to the Landlord a late payment penalty of four percent (4%) of the rental amount whenever the rent is fifteen (15) days or more overdue.

Tenant shall make all rental payments on time and in full. Payment or receipt of a rental payment of less than the amount stated in the lease shall he deemed to be nothing more than partial payment on that month's account. Any and all partial payments accepted by the Landlord shall be applied to the rent arrearage (or any other monetary obligation under the lease) which first became due and no partial payment shall be applied to the current month's rent until all outstanding arrearages have been paid in full. Any endorsement, stipulation, or other statement on any check or money order shall be of no effect. Under no circumstances shall the Landlord's acceptance of a partial payment constitute accord and satisfaction. The

Tenant Initials: _____

Landlord's acceptance of a partial payment will not forfeit the Landlord's right to collect the balance due on the account, despite any endorsement, stipulation, or other statement on any check or money order.

The Tenant will pay a Twenty-Five Dollar (\$25.00) service fee as additional rent for any check returned to the Landlord by the Tenant's bank for insufficient funds and/or any other reason.

7. PAYMENTS PENDING LITIGATION

During the pendency of any action for forcible entry and detainer, including any notice of termination, the Tenant shall continue to be obligated to comply with all provisions of this Lease Agreement, including, but not limited to the obligation to pay rent and any other charges that shall become due, as long as the Tenant remains in possession of the premises. Until such time as a court has ordered that possession of the premises be returned to the Landlord, and the Tenant's right of appeal has expired, the leasehold obligations remain in full force and effect.

8. UTILITIES

Utilities and services will be paid by the party indicated on the following chart:

	Landlord	Tenant	City
Electricity***	x	_____	_____
Heating Oil***** (read important note about heating oil below)	x	_____	_____
Water*	x	_____	_____
Sewerage*	x	_____	_____
Trash Removal	x	_____	_____
Yard Maintenance	x	_____	_____
Snow Removal**	x	_____	_____
Cable TV	_____	x	_____
Air Conditioning	_____	x	_____

*Tenant responsible for water and sewer in all single family house rentals. Statements will be received by landlord, then forwarded to tenant for payment. Failure of tenant to pay on-time is a violation of this agreement and is grounds for termination of lease / eviction. If late notice is received by Landlord, Landlord will pay the bill on Tenant's behalf and add a \$5 administrative fee. Tenant will reimburse Landlord for the full amount by the next rent payment cycle after receiving notice that the bill has been paid on Tenant's behalf.

**Tenant(s) responsible for shoveling steps and walk(s)

~~***If Landlord supplies electricity, there is a limit of \$40 per month in usage. Any overage in electric bill will be reimbursed by tenant by next rent payment due date.~~

****If Tenant is responsible for heating oil, delivery must be setup to come automatically. If Tenant runs out of oil ONCE, Landlord will, at his discretion, assume responsibility for setting up oil delivery on a permanent ongoing basis. Tenant's failure to reimburse landlord for oil by the NEXT rent due date will be a violation of this agreement and grounds for termination of lease / eviction

~~**** If LANDLORD is responsible for heating oil, whenever the price of oil as advertised on the CMAOA.COM website exceeds \$3.50 per gallon, rent will increase \$10 per month for efficiency and 1 BR units and \$15 per month for 2-3 bedroom units. This increase will take effect 45 days from the time the increase happens. Rent will revert to the original amount when the price remains at or below \$3.50 per gallon for 2 consecutive months.~~

9. USE OF PROPERTY

The Tenant will use the property only for residential purposes, except for incidental use in trade or business (such as telephone solicitation of sales orders or arts and crafts created for profit), so long as such incidental use does not violate local zoning law or affect the Landlord's ability to obtain fire or

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liability insurance. No article or substance will be kept on the premises, nor any activity or occupation conducted, which is illegal, noisy or dangerous.

9a. TENANT MANUAL

Tenant HAS received a copy of, and has read the tenant rules and regulations entitled "Tenant Manual," which are incorporated into this agreement by reference. The tenant agrees to obey all building rules, if applicable, describing tenant conduct and responsibilities. The landlord may make reasonable additions or changes to these rules, upon adequate notice to the tenant. (This is relevant for apartments where a "Tenant Manual" packet is handed out)

10. TENANT'S DUTY TO MAINTAIN PREMISES

The Tenant will keep the dwelling unit in a clean and sanitary condition and free from vermin and rodents and will otherwise comply with all state and local laws requiring tenants to maintain rented premises. If damage to the dwelling unit (other than normal wear and tear) is caused by acts or neglect of the Tenant or others visiting or occupying the premises under his/her control, the Tenant will repair, in a workmanlike manner, such damage at his/her own expense. This would include any damage caused by allowing the apartment temperature to reach 54 degrees or lower, such as burst water or heating pipes. Upon the Tenant's failure to make such repairs and after reasonable written notice by the Landlord, the Landlord may cause such repairs to be made and the Tenant will be liable to the Landlord for any reasonable expense thereby incurred by the Landlord. Said expense will be paid by the Tenant within 30 days of the Landlord's written demand thereof. Failure to pay such expense within 30 days will be grounds for eviction.

Tenant agrees to properly use the sewage system and will not flush any non-waste items through the toilet, specifically including cigarettes, food, sanitary napkins. Tenant agrees to keep light bulbs changed as needed, and keep drains unclogged at tenant's expense.

Tenant agrees to install and maintain shower curtain, and to either use exhaust fan or open window slightly when showering to reduce moisture issues.

Tenant agrees to use only artificial Christmas Tree. Real Christmas trees pose a serious fire hazard and are not allowed.

The Tenant understands and agrees that the Tenant will not be permitted to keep or maintain any inoperable or unlicensed vehicles, trailers, boats, or motorcycles in the parking lot or on any other portion of the property on which the premises are located, without the prior written consent of the Landlord. Further, the Tenant understands and agrees that any such inoperable or unlicensed vehicles, trailers, boats or motorcycles may be towed away at the Tenant's expense.

If tenant is responsible for lawn mowing (applicable if "tenant" is checked for "Yard Maintenance" above), the lawn shall be mowed and trimmed no less frequently than every 14 (fourteen) days from May 1-October 1. Upon the Tenant's failure to comply with this schedule, and after reasonable written notice by the Landlord, the Landlord may charge a \$35 mowing fee, per mowing, and the Tenant will be liable to the Landlord for this fee. Said expense will be paid by the Tenant within 30 days of the Landlord's written demand thereof. Failure to pay such expense within 30 days will be grounds for eviction.

11. ALTERATIONS

No alteration, addition, or improvement will be made by the Tenant in or to the dwelling unit without the prior written consent of the Landlord. Such consent will not be unreasonably withheld, but may be conditioned upon the Tenant's agreeing to restore the dwelling unit to its prior condition upon moving out, providing additional security therefore, AND allowing work to be done by LANDLORD'S contractors at and additional cost to the Tenant.

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If the Tenant changes the lock, in the case of emergency the Landlord may gain admission through whatever reasonable means necessary and charge the Tenant reasonable costs for any resulting damage. If a Tenant changes the lock the Landlord may terminate the tenancy with a seven (7) day Notice of Termination of Lease. Also, our buildings are under a Master Key system. Only "quickset" type locks may be used, and regardless of type of lock used, our locksmith must return and re set the lock for Master Key use and this cost will be passed onto the Tenant to be paid within 30 days.

12. NOISE/DISTURBANCES

The Tenant agrees not to allow on the premises any excessive noise or other activity which disturbs the peace and quiet of neighbors or other Tenants in the building, or interferes with the Landlord's management of the premises. The Landlord agrees to make a reasonable attempt to prevent other Tenants and other persons in the building or common areas from similarly disturbing the Tenant's peace and quiet.

The tenant agrees that if the police are called to the premises for any reason related to the negative, dangerous, disturbing or unlawful behavior of the tenant, co-tenant(s) or guests, three (3) times in any one-year period, this qualifies as a violation of the lease and is grounds for termination of said lease.

Suspicious / Excess Traffic / Reports: If it appears that there is excess traffic coming in and out of your apartment, or other residents report suspicious behavior concerning you or your guest, we will assume that there is illegal or undesirable activity going on, and issue a 30 day "no reason" notice to quit, (assuming your rental agreement is month-to-month.)

The Tenant agrees that the Landlord has the right to bar from the premises any visitor or guest, who, IN THE OPINION OF THE LANDLORD is causing a nuisance or any other problem, or who is not in compliance with the terms and conditions of this lease or of state or local law. If the Tenant allows any individual who has been barred by the Landlord to then enter the premises, this would be a violation of the Lease/Rental Agreement, and the Landlord may terminate the tenancy with a proper notice to the Tenant. *If the landlord is unable to determine the identity of those deemed to be causing said nuisance, the landlord has the right to bar any and all visitors from the premises for an indefinite time.*

13. INSPECTION BY LANDLORD

The Landlord may enter the dwelling unit upon twenty-four (24) hours notice only for the following purposes: to inspect, to make repairs and to exhibit the unit to prospective purchasers, mortgagees, and tenants. If, however, the Landlord or his agent reasonably believes that an emergency (such as fire) exists which requires an immediate entry, such entry may be made without notice. We generally do an inspection after the first 30 days of residency, and approximately twice annually thereafter, though we reserve the right to inspect at will with proper notice. Tenant understands that recorded message left on voice mail or answering machine by our automated calling system constitutes proper notice.

14. SECURITY DEPOSIT (IMPORTANT)

Security deposit must never be used as last month's rent. If this happens, we will report to all 3 credit bureaus, as well as the local landlord's association. It is never acceptable to use security deposit as rent. Also, security deposit is *never* returned upon move out. It will be mailed to you within 30 days of move out. **There are no exceptions to these rules.**

The Tenant has / will deposited \$_____ with the Landlord as a Security Deposit. The Landlord will hold this security deposit, in an account for the period the Tenant occupies the apartment. No interest will accrue. After the Tenant has moved from the apartment, the Landlord will determine whether the Tenant is eligible for a refund of any or all of the security deposit. The amount

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of the refund will be determined in accordance with the following conditions and procedures:

- a) After the Tenant has moved from the apartment, the Landlord will inspect the unit. The Landlord will permit the Tenant to participate in the inspection, if the Tenant so requests.
- b) The Landlord will refund to the Tenant the amount of the security deposit, less any amount needed to pay the cost of:
 - 1) Unpaid rent;
 - 2) Damages which are not due to normal wear and tear;
 - 3) charges for late payment of rent and returned checks as described in paragraph six; and;
 - 4) Any other charges due and owing by the Tenant to the Landlord.
- c) The Landlord agrees to refund the amount computed in the above paragraph within thirty (30) days after the Tenant has permanently moved out of the apartment and returned possession of the apartment to the Landlord. The Landlord will also give the Tenant a written list of charges, if any, that were subtracted from the security deposit.
- d) If the apartment is rented by more than one (1) person, the Tenants agree that they will work out the details of dividing any refund amount among themselves. The Landlord may pay the refund to any person identified as a Tenant in this lease agreement.
- e) The Tenant agrees that it is his responsibility, prior to vacating the premises, to clean the entire unit including tile range, exhaust fan, refrigerator, closets, walls, cabinets and floors, if applicable. All carpets will be free of dirt and odor and must be cleaned prior to vacating. Refrigerators are to be defrosted, turned off and the door left open. There will be no scores, stains, or unsightly holes in any wall. No indentations or scratches in wood, tile, or resilient flooring, doors or trim and no damage to carpeting will be accepted by the Landlord. All burned out light bulbs will be replaced. Smoke alarms and carbon monoxide alarms will be in place and undamaged, with working batteries. All debris and rubbish will be removed from the premises. All personal property will be removed.
- f) Normal wear and tear will not include the cost of repainting or redecorating of the unit or the cost of replacement of carpet or other floor covering unless the time between the last repainting/redecorating or carpet/floor replacement and the current one exceeds a reasonable period. In the case of repainting, a reasonable period will be four (4) years. In the case of carpet or floor covering replacement, a reasonable period will be ten (10) years.
- g) If the Landlord is required to repaint the unit or replace the carpets/flooring prior to the expiration of the reasonable time periods set forth in subparagraph (f), the Tenant will be responsible for the prorated share of the cost of repainting or replacement.
- h) If fleas are found in the apartment, and the Tenant had any pet, and Tenant resided in the apartment for at least sixty (60) days, it will be assumed that Tenant caused the presence of the fleas and the cost of curing flea infestation will be billed to Tenant.
- i) All costs of labor and materials, for cleaning or repairs, and any other expenses incurred pursuant to this section, will be charged at the rate of \$25-\$50 per hour OR as stipulated on "security deposit charges" form included with the lease, OR the rate as charged by outside contractors. The Tenant will be charged at the lease rate for anytime that the apartment is not rentable due to damage caused to the premises by the Tenant or his guests or invitees. **Under no circumstances will Tenant be authorized to complete repairs or improvements on any**

Tenant Initials: _____

apartment.

15. REPAIR AND MAINTENANCE

The Landlord will provide and maintain the building and grounds appurtenant to the dwelling unit in a decent, safe and sanitary condition and will comply with all state and local laws, regulations and ordinances concerning the condition of dwelling units which at a minimum must be maintained in a decent, safe and sanitary condition. The Tenant will notify the Landlord of dangerous conditions or the need for repairs on the premises, and will guard against loss or risk to himself and others until such time as the Landlord has had a reasonable opportunity to address the problem. If a repair is deemed to be the fault of the tenant, the landlord shall present a bill for the amount of the repairs. **This may include clogged drains.**

16. SUBLEASING AND ASSIGNMENT

The Tenant will not assign this Agreement or sublet the dwelling unit without the written consent of the Landlord. Such consent will not be withheld without good reason relating to the prospective Tenant's ability to comply with the provisions of this Agreement.

17. ADDENDUM

Any Tenant occupying a unit pursuant to any Federal or State of Maine program may have Lease Addendum's which govern various aspects of their tenancy, and which may be in conflict with the terms of this Lease Agreement. If there are applicable Lease Addendums, they will be signed by both parties and attached to, and made a part of this Lease Agreement. The terms and conditions stated in any Lease Addendum shall supersede and control over any conflicting term in this Lease Agreement.

18. DESTRUCTION OF PREMISES

If the premises become substantially or totally destroyed during the term of this Agreement, either party may thereupon terminate this Agreement upon reasonable notice.

19. PERSONAL PROPERTY

Upon termination of this Agreement, the Tenant will vacate the premises, remove all personal property belonging to him/her, and leave the premises as clean as he/she found them (normal wear and tear excepted). Any personal property remaining on the premises twenty-four (24) hours after the Tenant vacates will be deemed to be abandoned by the Tenant and will be disposed of according to law.

20. BREACH

Any violation of the provisions of this Agreement by the Tenant will be deemed to be a breach of the lease and the Tenant will be given a seven (7) day Notice of Termination of Lease. If the Tenant fails to vacate prior to the expiration of the Notice of Termination of Lease, the remaining term will be forfeited and Tenant will be subject to a forcible entry and detainer action (eviction), as well as suit for damages. Any false or misleading information provided by the Tenant in an application for tenancy will be considered a breach of this agreement and the Landlord will have the right to cancel and terminate this agreement immediately and all deposits will be forfeited in favor of the Landlord as liquidated damages. During the course of any action for forcible entry and detainer, including any notice of termination, the Tenant shall continue to be obligated to comply with all provisions of this Lease Agreement, including, but not limited to the obligation to pay rent and any other charges that shall become due, as long as the Tenant remains in possession of the premises. By incorporating, this provision in this Lease Agreement and agreeing to be bound by its terms, the Parties wish to clarify that they do not intend to create any type of new tenancy beyond this Lease Agreement, and they wish to clarify that until a court has ordered that possession of the premises be returned to the Landlord, and the Tenant's right of appeal has expired, the leasehold obligations remain in effect. Upon any breach of this lease or any termination of this lease, landlord shall be entitled to possession of the premises

21. INDEMNIFICATION

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The Tenant agrees to purchase and maintain liability insurance through a "Tenant's Policy". The Tenant agrees to defend, indemnify and hold the Landlord harmless from any loss, damage, claim demand, suits, judgments or liabilities which the landlord may incur and any cost, or expenses to which the Landlord may be put, arising from any injury or resulting from the use of the leased premises or common areas by the Tenant, guests or invitees, unless such loss or damage was occasioned by the negligence of the Landlord or its agents.

22. NOTICES

All notices required by this Agreement will be in writing and will be given to the other party as follows:

To the Tenant: At the premises.

To the Landlord: 66 Wyman Bog Rd
Winslow, ME 04901

23. HOLDOVERS

If the Tenant holds over upon termination of this Agreement and the Landlord accepts the Tenant's tender of the monthly rent provided by this Agreement, this Agreement will continue to be binding on the parties as a month-to-month agreement.

24. SEVERABILITY

If any provision of this lease or portion of such provision or the application thereof to any person or circumstance is held invalid, the remainder of the lease (or the remainder of such provision) and the application thereof to other persons or circumstances will not be affected thereby.

25. WAIVER

The waiver by the Landlord of any breach of any term, covenant or condition herein will not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same, or any other term, covenant or condition herein. The subsequent acceptance of rent hereunder by the Landlord will not be deemed to be a waiver of any preceding breach by the Tenant of any term, covenant or condition of this lease, other than the failure of the Tenant to pay the particular rental so accepted.

26. OTHER AGREEMENTS:

The landlord and the tenant also agree to the following:

Tenant will place use area rug or felt pads to protect wooden floors from furniture or other items. In addition, tenant agrees to use ONLY Windex and water to clean wood floors.

You and your guests will not smoke in the apartment, common areas, or any other part of the building for these reasons: 1) fire potential, 2) other residents may be allergic to smoke, and 3) extra cleaning costs required when smokers move. You and your guests may smoke outdoors only if cigarette butts are deposited in a suitable receptacle and are not scattered on the grounds, and only in an area where smoke **will not disturb others or enter any part of the building or common areas.** Any extra cleaning costs caused by smoking in the apartment are not considered to be due to normal wear and tear and will be charged to the tenant. Tenant will pay an "on demand" fee of \$200 if it is found by landlord that smoking has occurred inside tenant's unit or tenant or tenant's guests have smoked inside any common area.

27. CONDITION OF RESIDENCE AT THE TIME LEASE IS SIGNED:

Prior to signing this lease the landlord and the tenant did / did not (circle one) inspect the residence. If they did inspect the residence, their findings were as follows:

Tenant Initials: _____

A. General condition / substantial defects:

B. Landlord work or repairs. The following work or repairs to be done by the landlord were agreed upon: none,

C. Tenant work or repairs. The following work or repairs to be done by the tenant were agreed upon (indicate whether tenant or landlord is responsible for the expense):

D. Conditions which will remain unchanged. The following residential conditions were agreed to remain unchanged: all else

28. SELLING OF PROPERTY:

The landlord may, at the landlord's discretion, terminate the lease upon 30 days notice to the tenant in the event that the property is sold.

Southern Angel Properties, LLC

Landlord, By _____
(Property Manager / Owner)

Date: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Tenant Initials: _____

Residential Real Property Disclosure Statement

MAINE WARNING: LEAD-BASED PAINT HAZARDS

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. Lead poisoning poses a particular risk if you are pregnant or may become pregnant. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

Every tenant or lessor of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. The landlord or other lessor of any interest in real property is required to provide the tenant or lessee with any information on lead-based paint hazards from risk assessments or inspections in the landlord's or lessor's possession and notify the tenant or lessee of any known lead-based paint hazards.

The only way to know with certainty whether lead -based paint hazards are present on the property is to test the property for the presence of lead.

Acknowledgement of State Disclosure Statement.

The signature below acknowledges that the lessor or potential lessor has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

Lessor Signature Date

Southern Angel Properties, LLC
Lessor Name printed

Lessor Signature Date

Lessor Name printed

Lessee Signature Date

Lessee Name printed

Lessee Signature Date

Lessee Name printed

Tenant Initials: _____

SECURITY DEPOSITS & CHARGES

This list is provided at move-in and move-out so you are aware of the cost of property damage and so you can avoid these expenses. Please do what is necessary to get a complete refund of your security deposit.

CLEANING

Refrigerator \$35
Stove top/Oven \$25-\$35
Kitchen Cabinet/Counter Top \$20
Kitchen/ Bathroom Floor \$30
Bathtub/Shower \$25
Toilet \$25
Carpet Cleaning/Deodorizing \$100-\$200
Extensive Cleaning \$50 per hour

DAMAGES

Remove Crayon Marks (if they can be washed off) \$25
Small/Large Nail Hole Repair \$10-\$35
Replace Interior/Exterior Door \$1 50-\$450
Replace Sliding Glass Door \$400
Replace Faucets \$75
Replace Bathroom Mirror/Cabinet \$75
Replace Shower Heads \$175
Replace Toilet \$175
Replace Garbage Disposal \$150
Replace Countertop \$250-\$ 500
Repair Window Pane \$75-\$200
Replace Window Blinds \$75
Replace Tile/linoleum \$300-\$600

MISSING/ REPLACING ITEMS

Replace Light Bulb (burned out/missing) \$3
Light Fixture Globe \$15-\$40
Light Fixture \$ 30-\$200
Electrical Outlet/Switch \$5
Electrical Cover Plate \$2
Replace Key (pick up at office) \$35
Replace Key (locked out of building) \$35
Replace Oven/Stove Knob \$8 (\$50 if actual dial or switch mechanism is broken)
Replace Window Screen \$35

ADDITIONAL CHARGES FURNITURE REMOVAL

Replace Door Lock \$35-\$50	Chair \$35 per chair
Replace Curtain/ Shower Rod/Towel Bar \$20	Couch \$60 per couch
Replace Smoke/Carbon Monoxide Detector \$40	Table \$40 per table
Remove Abandoned Items \$25 per tern	Mattress \$50 per mattress
Fumigation \$150	Box Spring \$50 per box spring
Replace Fire Extinguisher \$40-\$70	Appliance \$75-\$300 per appliance
Replace Thermostat \$75-\$100	Fence Replacement \$25 per foot
Remove Wallpaper \$150 per room	Vacuum Entire Unit \$50
Repaint Wall \$40 per wall (though subject to over-riding \$25 per hour)	
Clear Drain Stoppage (sink, toilet, shower etc.) \$50	

Resident agrees that subject to the conditions above, the deposit will be refunded within 30 days after vacating the premises. It is understood that these amounts are minimal charges and additional charges may apply.

Tenant: _____ Date: _____

Tenant Initials: _____