

RESIDENTIAL LEASE AGREEMENT

1. PARTIES TO THIS LEASE

The parties to the lease are:

LANDLORD: Charles Bridge LLC  
PO Box 628  
Old Lyme, CT 06371  
  
(860) 575 6546

TENANTS [REDACTED]  
308 Union St.  
Bangor, ME 04401  
[REDACTED]

2. MANAGING AGENT

If the landlord employs an agent to manage this residence, the agent is:

Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Telephone \_\_\_\_\_

### 3. RESIDENCE LOCATION

This residence is a house \_\_\_\_\_, apartment  X , mobile home \_\_\_\_\_  
(check one).

It is located at:

308 Union St.  
Bangor, ME 04401

### 4. LENGTH OF LEASE

This term shall begin on the 1<sup>st</sup> day of April, 2020 at noon and end on  
1st day of April, 2021.

### 5. RENT PAYMENTS

A. Rental Amount. The rent for this residence is \$800.00 a month.  
The tenant shall pay the rent for each month on the 1st day of  
that month.

B. Paying the Rent. The rent should be paid to: Bangor Saving Bank  
account # 3500704107. The landlord may assess a penalty of 4% of  
the monthly rent once payment is 15 or more days late.

### 6. SECURITY DEPOSIT

A. Amount of Security Deposit. The tenant has agrees to pay the  
landlord \$800.00 as a Security Deposit.

B. Return of the Security Deposit. The landlord will return the  
entire Security Deposit to the tenant at the end of the lease if  
the following conditions are met:

(1) The apartment is in good condition except for (a) normal  
wear and tear or (b) damage not caused by the tenant, the  
tenant's family, invitees or guests;

(2) The tenant does not owe any rent or utility charges which  
the tenant was required to pay directly to the landlord; and

(3) The tenant has not caused the landlord expenses for  
storage and disposing of unclaimed property.

If the landlord deducts money from the tenant's Security  
Deposit, landlord will provide the tenant a list of the items  
for which the tenant is being charged and return to the  
tenant the balance of the Security Deposit.

The landlord will return the Security Deposit, or the  
remaining balance, to the tenant no more than thirty (30)  
days after the tenancy ends.

7. SERVICES PROVIDED BY THE LANDLORD

Utilities and services shall be paid by the parties as follows:

UTILITIES / SERVICES	LANDLORD	TENANT
Electricity		X
Bottled Gas	X	
Snow Removal (front steps & sidewalk)		X
Sewerage	X	
Trash Removal	X	
Yard Maintenance	X	
Snow Removal (Driveway)	X	
Air Conditioning		X
Hot Water	X	
Cold Water	X	
Telephone		X
Cable Television		X
Internet Services		X

The landlord will also provide the following services:

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8. FURNISHINGS PROVIDED BY THE LANDLORD:

Included are stove, refrigerator, smoke/CO alarms.

9. TENANT RESIDENTIAL RESPONSIBILITIES

A. Use Only as a Residence. The tenant agrees that the residence will be used only as a residence, except for incidental use in trade or business (such as telephone solicitation of sales or arts and crafts created for profit). Such incidental uses will be allowed as long as they do not violate local zoning laws or affect the landlord's ability to obtain fire or liability insurance. The total number of persons residing in this residence cannot exceed 2 persons.

B. Damage. The tenant agrees not to damage the apartment, the building, the grounds or the common areas or to interfere with the rights of other tenants to live in their apartments in peace and quiet. Damage (other than normal wear and tear) caused by the tenant, the tenant's family, invitees, service animals or guests shall be repaired by the tenant at the tenant's expense. Upon the tenant's failure to make such repairs the landlord, after

reasonable written notice to the tenant, may make the repairs and the tenant shall be responsible to the landlord for their reasonable cost.

C. Alterations. No alteration, addition or improvement to the residence shall be made by the tenant without the prior written consent by the landlord.

D. Tenant agrees to promptly notify the landlord if he knows, or suspects, an infestation of bedbugs in the unit and agrees to cooperate with the Landlord and any pest control agent to remediate.

6 Landlord's must accommodate persons with disabilities in accordance with 5 M.R.S. §4582-A.

7 Both tenant and landlord are required to comply with the Maine Bedbug Law 14 M.R.S. §6021-A.

E. The landlord and the tenant may agree in writing that the landlord will pay a specified reduction in rent and in exchange the tenant will accept specified conditions that may violate the warranty of fitness for habitation. 14 M.R.S. §6021(5).

#### 10. LANDLORD RESIDENTIAL RESPONSIBILITIES<sup>8</sup>

A. Legal Use Of The Residence. The landlord agrees not to interfere with the tenant's legal use of the residence.

B. Residence Must Be Fit To Live In.<sup>9</sup> The landlord promises that the residence: (1) complies with applicable housing codes; (2) is fit to live in<sup>10</sup>; and (3) is not dangerous to the life, health or safety of the occupants. The landlord agrees to:

- a. maintain structural components, such as roofs, floors, and chimneys in reasonably good repair
- b. maintain dwelling in a reasonably weather tight condition
- c. provide adequate keys and locks
- d. keep common areas such as lobbies and stairwells clean and free of hazards
- e. keep electrical, plumbing and heating systems in good repair and maintain any appliances which are provided with the rental.

#### 11. LANDLORD ENTRY INTO THE RESIDENCE

Except for emergencies, the landlord may enter the apartment only during reasonable hours and after obtaining the tenant's consent at least 24 hours in advance. The tenant may not unreasonably withhold consent to the landlord to enter the residence.

## 12. BUILDING RULES

The tenant agrees to obey the following rules:

1. No smoking
2. No pets
3. No parking, storage or accumulation of debris on the lawn/yard
4. No candle burning
5. Keep premises in a sanitary condition
6. Maintain reasonable peace and quiet.

## 13. NOTIFYING THE LANDLORD OR TENANT

A. Notices to the tenant. Unless otherwise required in this lease or by law, any notice from the landlord to the tenant will be valid only if:

- (1) it is in writing; and
- (2) it is addressed to the tenant at the residence and personally to the tenant's residence or sent by mail. The effective date of a notice will be the day it is personally delivered to the residence or, if it is mailed, two days after the date it is postmarked.

B. Notices to the landlord. Unless otherwise required in this lease or by law, the tenant will give all required notices to the landlord in writing, delivered personally or sent by mail to the landlord or, if appropriate, to the landlord's managing agent at the address given in this lease. The effective date of a notice will be the day it is personally delivered to the residence or, if it is mailed, two days after the date it is postmarked.

## 14. SUBLEASING

The tenant agrees not to sublease or assign this residence without the prior written consent of the landlord.

## 15. OCCUPANTS

The residents listed below shall be the sole occupants of the leased premises:

## 16. PETS

The tenant may \_\_\_\_\_ may not  X  (check one) maintain pets in the residence. If the tenant is allowed to have pets, only the following pets may live in the residence:

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17. CONDITION OF RESIDENCE AT THE TIME LEASE IS SIGNED

Prior to signing this lease the landlord and the tenant did  X  did not \_\_\_\_\_ (check one) inspect together the residence. If they did inspect the residence, their findings were as follows:

18. WHEN THE LEASE ENDS

When the lease ends, the tenant agrees to return the residence in the same condition as it was at the start of the lease, except for normal wear and tear and except for those inspection items which were noted at the time this lease was signed and not repaired. The tenant will have to pay for damage to the residence only if the damage was caused by the tenant or the tenant's family, invitees, service animal or guests. The tenant shall remove all personal property and return the keys. If the tenant leaves personal property on the premises after the tenant vacates the apartment, the landlord reserves the right to dispose of the personal property.

19. BREACH

Any violations of the provisions of this agreement by the Tenant will be deemed breach of the lease and the Landlord may pursue legal remedies including an action to evict the tenant.

20. ADDITIONAL TERMS

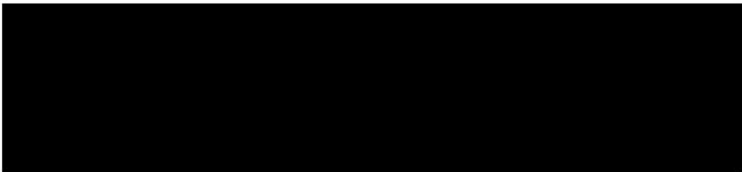
Landlord agrees to allow occupancy prior to April 1<sup>st</sup> 2020 for the agreed upon amount of \$200.00.

Tenant has been issued 2 keys. There will be a lost key fee of \$100 to re-key the lock.

There will be a lock out fee of \$60.

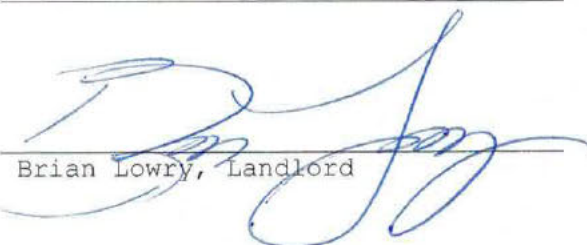
21. SIGNATURES

The tenant and landlord have each received identical copies of the lease, each copy signed and dated by both landlord and tenant.



3/24/2020  
date

\_\_\_\_\_  
date

\_\_\_\_\_  
  
Brian Lowry, Landlord

3/24/2020  
date