Comply with Your Lease or Rental Agreement

Your most important responsibility as a resident is to comply with the rental contract. If you do not, you may be asked to move out. Be sure you read and understand what is expected of you before you sign your lease.

Pay rent on time

You must pay your rent on the day it is due. If your rent is late – late charges will apply. If you know yourself to be forgetful – sign up for automatic credit card payments right here on our website. We report your rent payments to Experian. Failure to pay your rent can seriously affect your credit history. Please note that if you give us cause to report unfavorable information about you, it will be eventually be reported to employers, banks, mortgage companies and other creditors with whom you do business. We will hold you accountable for your actions just as you might hold us accountable for ours.

Notify us when things go wrong

It is very important to notify your landlord, preferably in writing, when things are your unit are not operating properly or are broken. In most cases, your landlord will be responsive to your request and fix the problem as soon as possible. *We fix most tenants' problems within 72 hours.*

Move-in checklist

Before moving in, make a move-in checklist of conditions in the apartment. Your landlord may have a form that both of you will complete and sign. Then, upon move-out, fill it out and sign it again. This should help to avoid any disputes over security deposit deductions when you move out. *Our Property Manager will do a walk through with you on your move-in date.* Keep a signed copy of your rental agreement and move-in/move-out checklist. This might come in handy in case of a disagreement.

Purchase Renters Insurance.

This gives you, the renter, protection for your personal belongings in case of fire, flood, burglary or other disasters. A landlord insurance policy does not cover your personal belongings. Also, if it was your negligence that caused the disaster, you could be held liable for any damage to the property of others. A renters' insurance will normally provide personal liability coverage.

Tampering with your smoke detector - $250 fee as per your lease

Do not tamper with your smoke detector and test it monthly to ensure it continues to operate properly. The landlord can not arbitrarily enter your apartment to physically inspect and test the detector on the monthly basis, so its basically up to you to keep it in good working order. The act of tampering with a smoke detector, such as removing a battery, disconnecting electric power supply, etc may put all the occupants of the building at risk. If a tenant tampers with a smoke detector, he can be charged with a Class E criminal offense, punishable by up to a $1000 fine and up to 6 months incarceration.

Give your landlord a duplicate key if you change the lock.

You may not change the lock without giving notice to the landlord and giving your landlord a duplicate key within 48 hours of the change. For security reasons we change locks on every door after a tenant moves out.

Terminating Your Tenancy
If your contract is a month-to-month tenancy you are required to provide a written 30-day notice when you wish to terminate the contract. You are responsible for paying rent through the notice period. Your security deposit can not be used in place of the last month's rent

Properly maintain the unit

Specifically, Maine **law requires** the resident to:

Keep the premises as clean and sanitary.

Properly operate, gas, electrical and plumbing fixtures.

Refrain from damaging or defacing the premises or allowing anyone else to do so.

Use living and dining rooms, bedrooms and kitchens for their proper purposes. For example, the living room should not be converted into a makeshift bedroom.

If you do not maintain your property and cause it to become uninhabitable, you may be cited by code enforcement and be required to remedy the problem.