

**RENTAL AGREEMENT
FOR**

APARTMENT NO. 2 (Second Floor)

69 Merrill Street
Portland, ME 04101

NAME OF LANDLORD

James DiBiase, Jr
14 Applewood Circle
South Portland, ME 04106
Te 767-2292

OCCUPANTS:

Laura Poppick
Daniel Bousquet

Apartment Consists of:

Living Room
Dining Room
Two bedrooms
Kitchen
Bath
Spare Room (off front hall)

1. Tenant to be responsible for electric utilities (heat and hot water supplied by landlord).
2. Heat must be kept at a minimum of 56 ° Fahrenheit.
3. Tenants are responsible for any damage caused by them, their family or their visitors to the apartment or surrounding property.
4. Terms will be monthly.
5. Rental costs will be 1100.00 per month paid in advance. Payments are due on the first of each month, and if not received within a 15 day grace period, a daily additional late fee will be imposed.
6. Tenant may not change locks.
7. Landlord must repair or replace broken locks.
8. Tenant must maintain care and cleanliness of the apartment, stove and refrigerator to a reasonable degree. Tenant must dispose of trash and garbage in accordance with City of Portland laws and ordinances.. Tenants are responsible for keeping hallways and stairway completely clear, and outside walkways clear of snow and ice.

RENTAL AGREEMENT – Continued

9. No water beds
10. Tenant to have use of yard but not to exclusion of other tenants (tenants are responsible for keeping their areas clean and orderly).
11. Subletting is not allowed.
12. Alterations or improvements are not to be made without consulting landlord.
13. Landlord to have right of entry to make repairs, inspect the unit or show it to prospective buyers or tenants.
14. Guests are allowed to a reasonable degree. Only parties listed as occupants at the time of this agreement are legal tenants. Please limit visitor's length of stay to one week, and additional charges may be imposed. (Extensions may be discussed with landlord)
15. In consideration of other tenants, please keep volume of televisions, stereos, radios, etc. turned down; especially after 9:00 pm.
16. Musical instruments are to be discussed with landlord.
17. Use all appliances before 11:00 pm. Please shut doors quietly.
18. Reasonable parties are allowed. Four parties a year are allowed (exceptions to be discussed with landlord). Parties must end before 12:00 am. Please be considerate of other tenants and neighbors.
19. No pets.
20. Painting, wallpapering, etc. to be discussed with landlord prior to starting. Landlord reserves the right to agree on color(s) and pattern (s).
21. Keep children under controlled supervision.
22. Landlord must be consulted before making any changes to draperies, shades, hanging pictures, mirrors, plants, etc..
23. Keep hallways and stairways clear from any obstructions (hallways are to be used as fire escapes).
24. Basement may be used for light storage – This area applies only to apartment unit contents. This is an open area and we recommend that you don't store any valuable items in basement. Do not place contents directly on floor, as water damage may occur (use pallets).

RENTAL AGREEMENT – Continued

- 25. Tenants must comply with all Municipal, State and Federal laws and ordinances regarding dwelling occupancy.
- 26. No motorcycles.
- 27. No smoking within the building.

This Rental Agreement constitutes the entire agreement between

Laura Pappick and James Di Biase
Daniel Bousquet _____

No promises have been made that do not appear herein.

[Signature]
Signed:
[Signature]

James Di Biase
Signed: Landlord
14 Applewood Circle
South Portland, ME 04106
767-2292

6/30/14