

MAINE RESIDENTIAL LEASE
Made the 20th day of January 2015.

1. PARTIES TO THIS LEASE

The parties to this lease are:

LANDLORD

TENANT

Jointly and Severally:

Name: TKL Enterprises
Address: C/O Kim and Luke Myers
29 Spring Street
South Portland, ME 04106
Telephone

Name: Meghan J. Bryan
Address: Portland, ME
Phone: 207-730-2188
Name: John M Woods
Address: Portland, ME
Phone: 207-317-1635

Contact Information:

Kim Myers: cell # 632-0354, Home: 761-3905
Kim.js.myers@gmail.com
Lucas Myers: cell # 632-7247,

3. RESIDENCE LOCATION

This residence is a house, apartment, condominium (check one).
It is located at: **71 Concord Street #4, Portland ME 04103**

4. LENGTH OF LEASE

A. Initial Rental Period. The landlord will rent this residence to the tenant for about one year and two months. This term shall begin on the 1st day of February 2015 and shall end on 31st day March 2016.

B. No Extended Stay shall be allowed without prior consent of the Landlord.

5. RENT PAYMENTS

A. Rent Amount. The rent for this residence is \$ 1075.00 a month. The tenant shall pay the rent for each month on the 1st day of that month. If there are charges in addition to this rent they are listed below in paragraph C.

B. Paying the Rent. The rent should be paid to: The landlord (TKL Enterprises) and mailed to Kim and Luke Myers (address above). The landlord can assess a penalty of four (4)% of the monthly rent once payment is 15 or more days late.

C. Additional Charges. In addition to the monthly rent, the tenant also agrees to pay the landlord the following charges (describe the reason for the charge, the amount, and when it should be paid):

6. SECURITY DEPOSIT

A. Amount of Security Deposit. The tenant has paid the landlord \$ 537.50 as a Security Deposit. (See Addendum A for break down of funds due/paid) The Security Deposit is in addition to rental payments and should not be substituted by the tenant for unpaid rent. The landlord will hold the Security Deposit until the end of the residency. The Security Deposit remains the tenant's money. The landlord will keep the Security Deposit separate from the landlord's own money. The landlord will not require a Security Deposit of more than two months rent.

B. Return of the Security Deposit. This Security Deposit may be used by the landlord after the tenancy has ended to repair damage to the residence and for the actual costs of unpaid rent, storing and disposing of unclaimed property, or utility charges the tenant owes to the landlord. The Security Deposit cannot be used to pay for routine cleaning or painting made necessary by normal wear and

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tear. 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 dog, 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, the landlord will provide the tenant a list of the items for which the tenant is being charged and return 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. MOVING IN

If the residence is not ready to move into on the day the rental period begins (see Section 4, "LENGTH OF LEASE"), the tenant may prorate the rent.

8. SERVICES PROVIDED BY THE LANDLORD

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

	Landlord	Tenant	Description
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Heating Fuel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Natural Gas from Unitil
Propane Gas	N/A	N/A	
Sewerage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trash Removal	City	City	City pick up Curbside by Friday 7AM. Recycling is same day.
Yard Maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Snow Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landlord shall be responsible for storm 2” or more.
Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tenant may use a window AC unit.
Hot Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas water heater.
Cold Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Cable Television	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Also internet paid by Tenant

The landlord will also provide the following services: N/A

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. Tenant shall be allowed to have guests stay at the apartment.**

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 condominiums in peace and quiet. Damage (other than normal wear and tear) caused by the tenant, the tenant’s family, invitees 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.

10. LANDLORD RESIDENTIAL RESPONSIBILITIES

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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. The landlord promises that the residence: (1) complies with applicable housing codes; (2) is fit to live in; and (3) is not dangerous to the life, health or safety of the occupants. The landlord agrees to make all necessary repairs and take all necessary action to keep the residence fit to live in and to meet all applicable housing code requirements. The landlord is not responsible for this promise if the residence becomes unfit to live in due to the tenant’s misconduct or the misconduct of the tenant’s family, invitees, or guests. Prior to the tenant entering into this lease, the landlord agrees to provide the tenant with both the federal lead-based paint hazard notice and brochure, unless the housing is specifically exempt from this requirement.

C. Tenant’s Rights if the Landlord Fails to Provide Services.

(1) **Unsafe conditions.** If there are conditions in the residence that threaten health or safety, state law allows the tenant to withhold rent and to use it to make minor repairs to the unsafe conditions. Except in an emergency, before withholding rent the tenant must first provide 14 days prior written notice to the landlord and meet other Maine statutory requirements. The tenant cannot withhold more than \$250 or one half of the monthly rent, whichever is the greater. This state law does not apply if the residence is in a building of 5 or less residences, one of which is occupied by the landlord.

(2) **Failure to provide utilities.** If the landlord fails to provide electric, gas, water or telephone utilities as agreed to in Section 8 of this lease, State law allows the tenant to pay for these utilities and deduct the amount paid from the rent due.

(3) **Unlivable conditions.** If, through no fault of the tenant, the residence is so damaged that it cannot be lived in and because of the damage the tenant moves out, the tenant will not be liable for rent from the day(s) of the damage and will be refunded any prepaid rent for day(s) that the house is unlivable and may cancel the lease on 3 days notice.

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 all building rules describing tenant conduct and responsibilities. A written copy of these rules shall be given to the tenant when the tenant signs this lease. The landlord may make reasonable additions or changes to these rules, upon adequate notice to the tenant.

13. DISTURBING THE PEACE

The tenant agrees not to cause or allow on the premises any excessive nuisance, noise or other activity which disturbs the peace and quiet of neighbors or other tenants in the building or violates any state law or local ordinance. The landlord agrees to prevent other tenants and other persons in the building or common areas from similarly disturbing the tenant’s peace and quiet.

14. EVICTION FOR VIOLATION OF LEASE

A. Notice of Violation. Serious or repeated violations of the terms of this lease can result in termination of the lease and eviction of the tenant. Except for failure to pay rent (see Paragraph B) or dangerous actions by a tenant (see paragraph C), if the tenant does not live up to the terms of this lease the following will occur:

(1) The landlord will deliver to the tenant a written notice describing the violation and demanding that the tenant cease the lease violation within 10 days of delivery of the notice.

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(2) If the tenant does not comply within that 10 day period, the landlord will deliver to the tenant a second written notice that the lease will end within 30 days. On that day, the lease term automatically terminates and the tenant will leave the residence and return the keys to the landlord.

B. Eviction for Failure to Pay Rent. If the tenant is 7 days or more late in paying the rent the landlord may send a notice that states that the lease will end in 7 days, unless the tenant pays all overdue rent or late charges before that 7 day period ends. If the tenant fails to pay the rent, the lease term automatically terminates and the tenant will leave the residence and return the keys to the landlord.

C. Eviction For Dangerous Acts. If the tenant's actions pose an immediate threat to the health or safety of other residents or the landlord or the landlord's employees, or to the physical structure of the residence, then the lease can be immediately terminated, without prior warning.

D. Notice of Termination. The landlord must notify the tenant in writing when the lease is terminated. This notice must:

- (1) State the reasons for termination with enough specificity to allow the tenant to prepare a defense;
- (2) Advise the tenant that if a judicial proceeding for eviction is commenced, the tenant has the right to present a defense in that proceeding; and
- (3) Be served on the tenant by sending a prepaid first class properly addressed letter (return receipt requested) to the tenant at the residence or by delivering a copy of the notice to the residence.

E. Forcible Eviction. The landlord will not physically force the tenant out by removing the tenant's possessions or by changing the lock on the tenant's door or by any other method. The tenant can be forcibly removed from the residence only by a law enforcement officer after a Maine Court has ordered eviction. The tenant will be given prior notice of the court eviction hearing and will have a chance to testify. Only after this hearing can the court order the tenant's forcible eviction.

15. 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;
- (2) it is addressed to the tenant at the residence and personally delivered 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.

16. ABANDONED PROPERTY

The landlord shall dispose of all abandoned property in compliance with the provisions of the Maine abandoned property statutes.

17. SUBLEASING

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

18. OCCUPANTS

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

Meghan J. Bryan and John M. Woods

19. PETS

The tenant may may not (check one) maintain pets in the residence.

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20. CONDITION OF RESIDENCE AT THE TIME LEASE IS SIGNED

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

A. Residence defects. The following substantial defects were observed:

B. Landlord work or repairs. The following work or repairs to be done by the landlord were agreed upon:

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 would remain unchanged:

21. 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 in Section 20 of this lease and not repair. 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 or guests. The tenant must return the keys to the residence or else the tenant can be considered a "hold-over" tenant and still obligated to pay monthly rent.

22. OTHER AGREEMENTS

The landlord and the tenant also agree to the following:

- a. No Smoking is allowed in the building or on the Premises.
- b. Trash (in City blue bags) and recycling shall be placed curbside by Friday for city pick up.
- c. The Tenant has prepaid March 2016 rent in the amount of one thousand and seventy-five & 00/100 Dollars (\$1075.00). For the Tenant to stay beyond 31 March 2016, the Tenant shall enter into a new leasehold arrangement with the Landlord on or before the 15th of February 2016. The Tenant shall then pay March 2016 rent on 3/1/16 and the prepaid March 2016 rent in the amount of \$1075.00 shall remain in escrow to be used for the last month’s rent or a portion thereof.
- d. The Tenant shall take all precautions necessary to protect the wood floors from scratches etc.(Area rugs, furniture leg protectors etc.)
- e. Tenant shall not burn any candles unattended and if they burn candles often the Tenant may then be responsible for any smoke damage as a result of candle burning.

f. **LOSS OR DAMAGE:** The Tenant shall acquire “Tenant’s Insurance”.
 The Tenant agrees to indemnify and save the Landlord harmless from all liability, loss or damage arising from any nuisance made or suffered on the leased premises by the Tenant, his family, friends, relatives, invitees, visitors, agents or servants or from any carelessness, neglect or improper conduct of any such persons, or from any violation of the terms hereof. All personal property in any part of the building or within the control of the Tenant shall be at the sole risk of the Tenant. The Landlord shall not be liable for damage to or loss of property of any kind which may be lost, stolen, damaged, or destroyed whether or not caused by the negligence of the Landlord, his employees or agents, while on the leased premises or in any storage space in the building. In addition, Tenant’s insurance company must provide, directly to Landlord or his agent, current certificate of Insurance upon entering the property, outlining full details of insurance coverage, including personal liability coverage. All the Tenant’s property on the premises shall be at Tenant’s own risk and Landlord shall not in any way be responsible therefore.

g. Laundry: Tenant shall be able to use the washer and dryer located in the basement. The fee for laundry privileges are as follows: \$1.50 per wash load (cold water only is available) and \$2.00 per dry load. Tenant understand this is a privilege based on the honor system and if this system does not work at anytime the Landlord reserves the rights to no

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longer allow laundry services. Tenant shall be allowed to use the clothes line in the yard as an alternative to using the dryer. Tenant is responsible for keep track of their laundry use and paying monthly the total due. Tenant shall fill out the provided laundry slips and mail payment to the landlord by the 1st of each month.

h. Snow removal: Landlord shall have snow removed from the walkways and driveway within 24 hours of the snow ending (minimum of 2” storm). Tenant shall be required to move their vehicle from the driveway so the plow can come through. If Tenant fails to remove their vehicle it may result in the Tenant being responsible for removing any snow that could not be cleared from the driveway due to the vehicle being in the way. Landlord shall supply buckets of sand and shovels on both porches and tenants should sand/shovel when they think it is necessary. BE CAREFUL! The Tenant should notify the Landlord when they need more sand.

i. Tenant shall be allowed to store items in the basement at the Tenants own risk. The Landlord is not responsible for any of the Tenants personal property. Storage in the basement shall be limited to the 2 designated palettes and all items shall be clearly labeled so the Landlord can tell what belongs to whom.

j. Tenant shall be allowed 2 parking spaces in the driveway (front to back).

k. If the Tenant gets a Christmas tree the Tenant shall clear any common hallways or stairways areas of pine needles once removing the tree from the building. The Tenant will not leave the tree plugged in without supervision and will not leave the tree in the yard once it is removed. It is the Tenant’s responsibility to remove the tree from the property or have it curbside for city pick-up if available.

l. The Tenant hereby acknowledges that there are, at the time of occupancy, _____ working smoke detectors and _____ working CO detectors. It shall be the Tenant’s responsibility to replace the detector batteries as needed. The Tenant acknowledges that it is a crime to remove and/or dismantle and/or in any way disable the smoke and/or CO detectors. In addition, the Tenant shall contact the Landlord or Landlord’s Agent immediately in the event any detector is not working or the Tenant experiences any issue with any detector.

m. The Tenant shall purchase ‘Renter’s Insurance’, providing coverage for the Tenant’s liability and personal property, and shall provide a copy to the Landlord.

n. The Tenants shall be allowed to use the Landlord’s “roll away” dishwasher. However, if the dishwasher breaks the Landlord reserves the right but not the obligations to repair or replace the dishwasher. In addition, the Tenant also has the right but not the obligation to repair or replace the dishwasher. If neither party want to repair the dishwasher then the Landlord will have it removed from the apartment.

23. CONFLICT WITH STATE LAW

If any provision of this lease conflicts with state law then the state law shall take precedence.

24. SIGNATURES

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

Date 1/21/2015 Tenant: Meghan J Bryan DocuSigned by:
Meghan Bryan

Date 1/21/2015 Tenant: John M. Woods DocuSigned by:
John M. Woods

Date 1/22/2015 DocuSigned by:
Kimberly Myers

Kimberly Myers, TKL Enterprises

File: LeaseBryan/Woods

TKL ENTERPRISES

Addendum A to Lease Agreement dated January 20th, 2015

Premises: 71 Concord Street #4, Portland, ME 04103

Landlord: TKL Enterprises

Tenant: Meghan J. Bryan and John M. Woods

Money due:

February 2015 Rent	\$ 1075.00
March 2016 Rent	\$ 1075.00
Security Deposit:	\$ 537.50
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TOTAL DUE:	\$ 2687.50

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AddendumA BryanWood

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.

DocuSigned by:
Kimberly Myers 1/22/2015
Lessor Signature Date

Kimberly Myers
Lessor Name printed

Lessor Signature Date

Lessor Name printed

DocuSigned by:
John M. Woods 1/21/2015
Lessee Signature Date

John M. Woods
Lessee Name printed

DocuSigned by:
Meghan Bryan 1/21/2015
Lessee Signature Date

Meghan Bryan
Lessee Name printed

Acknowledgement of federal disclosure of information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgement (initial)

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(c) Lessee has received copies of all information listed above.

(d) Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*

Agent's Acknowledgement (initial)

(e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Kimberly Myers 1/22/2015

DocuSigned by: Megan Bryan 1/21/2015

DocuSigned by: John M. Woods 1/21/2015

Agent _____ Date _____

Agent _____ Date _____

Energy Efficiency Disclosure Form for Rental Units in Maine

Address of Rental Unit: 71 Concord St. #4, Portland ME 04103

This rental unit meets/ does not meet/ partially meets (check one) the minimum energy efficiency guidelines suggested below for rental units in Maine.

You can expect your energy bills to be lower if your dwelling is insulated and has efficient appliances. There are several factors that affect energy costs. The areas below are the most important ones and indicate where this dwelling exceeds, meets, or falls below minimum efficiency guidelines suggested for Maine. *The bold items below are suggested minimum guidelines.*

Heating Systems

Space Heat

Tested heating system efficiency (minimum: 82%) % unknown Test date: Installed in 1994 - and maintained as needed.
Exposed pipes or ducts in unheated crawl space insulated? yes no
Heating fuels: oil natural gas propane kerosene wood electric other

Water Heat

Accessible domestic hot water pipes insulated? yes no
Fuels: oil natural gas propane solar electric other

Insulation

Walls

Insulated? (minimum: cavity filled) filled partially filled no insulation unknown
Insulation thickness: less than 3" 3-6" more than 6"

Ceiling

Insulated? (minimum: R-38 or cavity filled) filled partially filled no insulation unknown
Insulation thickness: inches or R- Some blown in but do not know how much

Floors over unheated areas

Insulated? (minimum: R-21 or cavity filled) filled partially filled no insulation unknown

Basement wall

Insulated? (minimum: 2' below grade) yes no unknown

Windows and Doors

Windows (minimum: 2 panes of glass) single pane single + storm double (DG) DG + low-e (DG + low-e + argon gas) triple or better

Doors (minimum: insulated or with storm) insulated storm insulated + storm neither

Hallway Porch door

Appliances

Refrigerator (minimum: post-1995) yes no unknown Energy Star rated

Gas stove (suggested electronic ignition) electronic ignition pilot light no gas stove

You have the right to obtain a 12-month history of electricity used by this rental unit by calling your local electric company. If this unit uses natural gas, you have the right to obtain a 12-month history of natural gas used by the unit by calling your local natural gas company.

For further information about energy efficiency, contact *Efficiency Maine, 1-866-376-2463*

DocuSigned by: Meghan Bryan 1/21/2015

Signatures: Landlord: L. L. Myers Tenant: John M. Woods Date: 1/21/2015

This information is accurate to the best of the landlord's knowledge. C4DD0C3CC44E485...

Other comments about the unit's efficiency: Attic was spray foam insulated in 2011.



Landlords Disclosure Of Radon Gas Hazards In A Residential Rental Property

There are possible serious health risks due to exposure to radon. Please read the attached information.

Information About Your Building

Residential Rental Unit Number Or Other Identifier: Apt 4

Street Address (including Rental complex name if applicable): 71 Concord St, Apt 4, Portland, ME 04103

A radon test in the unit identified above or in other parts of your building was completed on 22/02/14.
(day)/(month)/(year)

A Tenant may request a re-test after 10 years from the date above, unless the landlord has installed and maintains a functioning radon mitigation system.

The radon level found in the above identified unit (or, if the unit was not tested, the highest level found during testing in other parts of the building) was 0.8 pCi/l. A copy of the original results report is available for viewing by the Tenant. Radon mitigation is recommended, but not required, for radon levels of 4 pCi/l or higher. However, if radon levels of 4.0 pCi/l or higher are not mitigated, the landlord or Tenant have the option to end the lease after providing at least 30 days notice.

The radon was tested by (check one): A Maine Registered Radon Tester /the landlord /a Tenant
If tested by a Maine-registered radon tester, their Maine Radon ID number is _____

Under Maine law, any radon testing in residential rental buildings must be conducted according to proper protocols and in accordance with rules adopted by the Maine Department of Health and Human Services. Additionally, Maine law gives the Tenant the right to conduct radon tests in their dwelling unit. They may hire a registered radon tester or conduct the test themselves.

A page explaining the hazards of radon, Radon in Rental Housing-A Serious Hidden Danger to Family Health, is attached.

ACKNOWLEDGEMENT OF RADON GAS HAZARDS DISCLOSURE

The signatures below acknowledge that the landlord or their agent has disclosed to the lessee, information about radon gas as required by 14 M.R.S.A. Section 6030-D. This acknowledgement does not constitute a waiver of any rights.

Kimberly Myers 2/27/14
Landlord or Agent (printed) Date

John M. Woods 1/21/2015
Tenant (printed) Date

Meghan Bryan 1/21/2015
Tenant (printed) Date

Kimberly Myers 2/27/14
Landlord or Agent (signed) Date

DocuSigned by:
John M. Woods 1/21/2015
Tenant (signed)
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DocuSigned by:
Meghan Bryan 1/21/2015
Tenant (signed) Date
B23843931718406

TKL ENTERPRISES

Utility Information

Property Address: 71 Concord Street #4, Portland ME 04103

Landlord: TKL Enterprises

Electric: Central Maine Power (CMP) 1-800-750-4000
Acct# 441-007-8813


Phone (optional): Fairpoint 1-866-984-2001

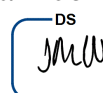
Gas: Unutil 1- 866-933-3821
Location # 5018548

Cable (optional): **Time Warner 1-207-253-2222**
Toll Free 1-800-833-2253

Tenant shall assume cost of all utilities as of lease start date or date of possession, whichever comes first, and shall contact all appropriate utility companies.

Initial and Date:

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