

RESIDENTIAL LEASE AGREEMENT

This agreement, dated October 26, 2015, is between Diona Roberg & Samantha Higgins and Nina Stokowski.

1. LANDLORD:

The Landlord(s) and/or agent(s) is/are:
Diona Roberg & Samantha Higgins (Owner)
and will be referred to in this Lease Agreement as "Landlord."

2. TENANT:

The Tenant(s) is/are:
Nina Stokowski
and will be referred to in this Lease Agreement as "Tenant."

3. RENTAL PROPERTY:

The Landlord agrees to rent to the Tenant the property described as a(n) apartment located at Forest Ave, Portland, ME, 04103, which will be referred to in this Lease as the "Leased Premises." ¹³¹² Apt 2

4. TERM OF LEASE AGREEMENT:

The Lease Agreement will begin on November 1, 2015 and continue on a month to month basis until such time that proper notice is given.

5. USE & OCCUPANCY OF PROPERTY:

- A. The only person(s) living in the Leased Premises is/are: Nina Stokowski
- B. Any change in occupancy will require written consent of the Landlord and may be subject to an adjustment in the amount of rent.
- C. The Tenant will use the Leased Premises only as a residence.

6. RENT:

- A. The amount of the Rent is \$950.00 to be paid monthly.
- B. The rent is due in advance on or before the 1st day of each month. The rent due date is the date the Landlord must receive the Tenant's payment.
- C. Tenant(s) agree to pay the rent and all additional rent when due on time, without demand. All additional charges, costs and fees set forth throughout this Lease Agreement, are considered to be additional rent. Upon the non-payment of additional rent, Landlord will have the same rights to proceed against the Tenant(s) for the collection or eviction as if Tenant(s) defaulted on the rental payment.
- D. Rental payments are made payable to: Samantha Higgins
- E. Rental payments paid by Certified Check, Personal Check, and/or Money Order shall be delivered to the Landlord at: Samantha Higgins, PO Box 5143, Portland, ME 04101

7. FUNDS COLLECTED ON OR BEFORE LEASE SIGNING:

The following funds are due on or before the signing of this Lease Agreement unless otherwise agreed to in writing:

First Month's Rent \$950.00

TOTAL DUE

\$950.00

Already holding security deposit of \$750.00

Funds marked with (R) are refundable in accordance with the terms and conditions of this Lease and all applicable laws, while funds marked with (NR) are non-refundable fees.

8. LATE FEE:

- A. If the rent or any other charges are not received by the Landlord on or before 15 days after the rent due date, Tenant must pay a late fee of \$25.00 in addition to the rent.
- B. Payments received by Landlord when there are arrearages, shall be credited first, to any outstanding balance, and then applied to the current amount due.

By signing this Lease Agreement, the Tenant certifies that he/she has read, understood and agrees to comply with all of the terms, conditions, Rules and Regulations of this Lease Agreement including any addenda and that he/she has received the following:

1. Copies of all Addenda, Rules and Regulations, Special Terms and Conditions, and Applications.
2. All necessary Key(s), Garage Door Opener(s), Security Card(s), and/or Auto Sticker(s) to the Leased Premises.

207-259-6880

Tenant's Signature:

Mike Stroh

Date: 10/23/15

Landlord/Agent Signature:

Samantha Heggen

Date: 10/22/15