



CITY OF PORTLAND HOUSING SAFETY OFFICE
 www.portlandmaine.gov/housingsafety
 housingsafety@portlandmaine.gov

New + Entered
 07/21/17
 NEW/CHANGE OF OWNERSHIP
 RENTAL HOUSING REGISTRATION FORM

Portland City Hall, Room 26
 389 Congress Street
 Portland Maine 04101
 (P) 207-756-8131 (F) 207-756-8150

Revised
 11-11-2016

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Chapter 6, Article VI of the City of Portland Code of Ordinances requires owners and managers to register rental units with the City of Portland Housing Safety Office. A rental unit is any portion of any residential structure that is rented or available to rent for any length of time to an individual(s) who is not the owner(s). Registration is due beginning January 1, 2016 and within thirty (30) days of renting a property. The ANNUAL registration fee of \$35 per individually rented bed, room, and/or dwelling unit less any discounts (listed on the second page) is due at the time of registration and on January 1 of each year. Failure to register may result in a fine.

Complete the **Rental Housing Registration Form** and **Owner's Pre-Inspection Checklist** for EACH RENTAL PROPERTY (multiple rental units at the same property with the same owner can share the same form) and return to the City of Portland Housing Safety Office by email, fax, mail, or in person. After the registration information and fee discount documentation has been verified, an invoice for payment will be sent to the party certifying registration entered below. Complete applications may pay at the time of registration.

SECTION 1: PROPERTY INFORMATION		
Street Number	Street Name 107 Belfort St	CBL- Chart, Block, Lot Number (e.g. 001A _A001) <i>300 - 2045001</i>

SECTION 2: OWNER INFORMATION		
Owner(s) First Name Joshua and Robyn	Owner(s) Last Name Milligan	Primary Telephone Numbers (cell) 207-939-3389 (home) 207-222-2707
Mailing Address 97 Gordon Farms Rd Gorham ME 04038		Email Address milliganjoshua1974@gmail.com
Owner is a/an: <input checked="" type="radio"/> Individual(s) <input type="radio"/> Partnership <input type="radio"/> Corporation <input type="radio"/> LLC <input type="radio"/> Other, please explain:		

SECTION 3: AUTHORIZED AGENT (if different than owner)		
<i>All properties must have an authorized agent for purposes of service. If property owner is a partnership, corporation, LLC or any other form of business entity, the authorized agent must be an individual who resides in the State of Maine.</i>		
Registered Agent First Name	Registered Agent Last Name	Telephone Number
Mailing Address		Email Address

SECTION 4: PROPERTY MANAGER (if different than owner)	
Property Manager Name	Telephone Number
Mailing Address	Email Address

SECTION 5: EMERGENCY CONTACT FOR PROPERTY (if different than owner)	
Emergency Contact Name	Telephone Number

SECTION 6: RENTAL UNIT REGISTRATION		
Please describe the rental units by listing unit numbers and/or room numbers of the rental units being registered (e.g. apartment number 1,2,3, 4-11) Single Family Home	Is the property owner occupied? (Yes/No) no	Number of rental units registering 1

To the best of my knowledge, I certify that the information being registered is true and correct.

Name (print only) Joshua Milligan	Telephone Number 207-939-3389
Relationship to Property Owner	Date 07/21/17
Email Address milliganjoshua1974@gmail.com	



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SECTION 7: FEE DISCOUNTS (The total discount may not exceed \$20.00 per rental unit)			
Discount Requested	Attach Required Verification Documents	Discount	Number of rental units for which a discount is being requested
Fully Sprinklered Building	Testing Report OR Maintenance Report OR Maintenance Contract from Preceding Year	\$10.00/unit	
Off-site Monitored Fire Alarm System	Fire Alarm System Monitoring Annual Contract	\$7.50/unit	
Subsidized Housing Housing Quality Standard (HQS)	HQS Inspection Report from Preceding Year	\$5.00/unit	
Public Housing Uniform Physical Condition Standard (UPCS)	UPCS Inspection Report from Preceding Year	\$10.00/unit	
No Smoking Lease	Copy of Signed Lease Language OR Smoking Disclosure Form	\$2.50/unit	1

DID YOU COMPLETE: Rental Housing Registration Form
 Owner's Pre-Inspection Checklist
 Attach all fee discount verification documents if requesting discount

RETURN FORMS, ATTACHMENTS, AND PAYMENT:
 By email to: housingsafety@portlandmaine.gov
 By mail to: Housing Safety, Room 26
 City Hall, 389 Congress Street, Portland Maine 04101
 By fax to: (207) 756-8150
 In person at Room 26, City Hall

PAYMENT INFORMATION: Pay the registration fee:

- in person by cash, check, or credit card;
- by mail by check; or
- online by credit card through MuniPAY by following the link found at www.portlandmaine.gov/housingsafety

Make checks payable to CITY OF PORTLAND
 BE SURE TO NOTE the CHART, BLOCK, AND LOT (CBL) ON THE CHECK

FOR MORE INFORMATION: See www.portlandmaine.gov/housingsafety

SECTION 8: TOTAL ANNUAL CHARGES	
Total Number of Rental Units Registering	1
Registration Fees (\$35 x Number of Rental Units)	35
Total Fee Discounts (not to exceed \$20.00 per rental unit)	2.50
TOTAL ANNUAL RENTAL REGISTRATION FEES	32.50



CITY OF PORTLAND HOUSING SAFETY OFFICE www.portlandmaine.gov/housingsafety housingsafety@portlandmaine.gov	OWNER'S PRE-INSPECTION CHECKLIST
Portland City Hall, Room 26 389 Congress Street Portland Maine 04101 (P) 207-756-8131 (F) 207-756-8150	Revised 6-22-2016 Page 3 of 3

This pre-inspection checklist will help prepare you for your initial basic life safety rental housing safety inspection.

Complete this checklist and return it with your Rental Housing Registration Form.

BUILDING INFORMATION		
Street Number	Street	CBL- Chart, Block, Lot Number (e.g. 001A __ A001001)

LIFE SAFETY CHECKLIST		YES	NO	NA	Comments
1.1	Is there a working smoke alarm (detector):	✓			
	a. On each level of the building and dwelling unit and in the vicinity of each bedroom, including the basement?	✓			
	b. In each bedroom?	✓			
1.2	Is there a working carbon monoxide (CO) alarm (detector) on each level of the building and dwelling unit including the basement?	✓			
1.3	Does each dwelling unit have two separate ways out?	✓			
1.4	Are all ways out of the building:	✓			
	a. Free of obstructions?				
	b. In buildings with 3 or more dwelling units, automatically or permanently lighted?				
	c. In buildings with 3 or more dwelling units, have doors that are fire-rated, self-closing, easily opened, and able to be used?				
	d. Discharged to the ground level?				
1.5	Do all exit stairways have handrails that are securely mounted?	✓			
1.6	If there is only one way out of a dwelling unit, does each bedroom have a window that can be easily opened and is large enough for emergency rescue or escape?				

NA – not applicable

CODE REFERENCE (NFPA 101 (2009), City Code of Ordinances Chapter 6 and 10 (June, 2016))	
Question	Code Explanation
1.1	There must be a working smoke alarm (detector) on each level of the building and dwelling unit including the basement and in the immediate vicinity of each bedroom or room used for sleeping as well as in each bedroom.
1.2	There must be a working carbon monoxide (CO) alarm (detector) on each level of the building and dwelling unit.
1.3	Each dwelling unit must have access to at least 2 separate ways out of the building that are not located close together unless the unit has an exit door opening to the outside at ground level, an enclosed stair used only by that unit opening to the outside at ground level, or access to an outside stair that serves no more than 2 units.
1.4	The way out of the building cannot be used for storage or trash containers. The way out of a building must be permanently lighted or by lighted by automatic means. Doors leading from a dwelling unit to a stairwell must be self-closing and fire rated. Locks or door hardware must be easy to use when leaving the building. Exits must lead to the ground level, not the basement.
1.5	All stairs must have handrails that are easy to grasp and that are securely mounted at a height between 34" and 38" measured from the leading edge of all treads, vertically to the handrail.
1.6	Each bedroom must have a window that can be opened without using tools or special knowledge. The opening of the window must be at least 20" wide and 24" high and provide an opening of 5.7 square feet. The bottom of the opening must be less than 44" above the floor.

RENTAL AGREEMENT

This Agreement made this 18th day of July 2017 is between **Joshua and Robyn Milligan** (hereinafter referred to as LANDLORD) and **Matthew Dahms and Patrick Simmonds** (hereinafter referred to as TENANT), who shall be jointly and severally responsible under the terms and conditions of this Agreement. This Agreement is intended only for the persons named above and may not be assigned without the written permission of the LANDLORD or its agent.

The LANDLORD hereby leases to the TENANT and the TENANT hereby leases from LANDLORD One House located at: **107 Belfort Street, Portland ME** for the term of twelve (12) months commencing August 1, 2017 to July 31, 2018. The term rent shall be \$28,200.00 to be paid in equal monthly installments of \$2,350.00 on or before the first of each month. Security Deposit (\$2,350.00), Pet Deposit (\$250.00), August Rent (\$2,350.00) to be paid at lease signing.

TENANT shall pay the following utility, service and miscellaneous charges:

Electricity, Oil for Heat, Water, Sewer, Trash, Lawn Care, Snow Removal, Internet and Cable.

TERMS AND CONDITIONS OF THIS AGREEMENT:

1. SECURITY DEPOSIT: TENANT shall deposit with LANDLORD upon the signing of this Agreement a Security Deposit under the terms and conditions as outlined on the attached Agreement. SECURITY DEPOSIT IS NOT TO BE USED AS RENT FOR THE FINAL MONTH OF THE TERM OR ANY TERMINATION FEE.
2. SUBLET: The premises shall not be sublet or this Agreement assigned without the written consent of the LANDLORD.
3. INSPECTION: With prior notice, LANDLORD or its agent shall be permitted to enter the premises during reasonable hours for inspection, maintenance and showing to prospective tenants or purchasers. TENANT shall not alter existing locks or install other locks without the written consent of the LANDLORD.
4. CONDITION: The premises are leased as shown "as is" with no other verbal commitments by the LANDLORD or its agent. The LANDLORD does agree to the following changes, repairs or conditions only: None.
5. PETS: TENANT acknowledges that one dog is allowed in this unit. Having any pets in this unit without written consent from LANDLORD shall be considered a Breach of this Agreement and sufficient cause for termination of this Lease. Pet Deposit paid \$250.00
6. DAMAGE: The LANDLORD is not responsible for any injuries to persons or damage and loss of property caused by the negligence, omission or willful act of TENANT and TENANTS guests while on the leased premises or on the LANDLORD'S property of which the leased premises are a part. TENANT accepts this condition as part of this Agreement. TENANT is encouraged to carry Renter's Insurance. LANDLORD shall repair those appliances owned by LANDLORD that need repairing under normal usage.
7. BREACH OF AGREEMENT: If TENANT shall fail to pay rent within 15 days of the due date, LANDLORD may charge a late fee of 4% of monthly rental amount. If TENANT fails to comply with any of the terms of this Agreement, LANDLORD may terminate this Agreement and the TENANT'S rights hereunder. LANDLORD may declare forfeiture, re-enter the premises, sue for rent or resort to any other legal remedy. Unfavorable credit history will be reported to the appropriate credit agencies.
8. IMPROPER USE: Premises shall only be used as the private residence of those residents who are listed as TENANT above.

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THIS IS YOUR RECEIPT OF PAYMENT RECEIVED

Reg No	CBL	Invoice No	Invoice Date	Location	Property Owner
2017-5253	300 B045001	69248	07/21/2017	107 BELFORT ST	
Fee Description	Qty	Charge	Date Paid	Amount Paid	Outstanding
Registration Fee	1	\$35.00			
No Smoking Policy	1	(\$2.50)			
Total For this Property:		\$32.50	07/21/2017	\$32.50	\$0.00
Account Totals:		\$32.50		\$32.50	\$0.00

Acct Ref: _____
300 B045001

Bill To: MILLIGAN JOSHUA & ROBYN
97 GORDON FARMS ROAD
GORHAM, ME 04038