

**WESTERN MAINE MOUNTAIN HOUSING
RENTAL HOUSING RULES & REGULATIONS
8/16/23**

1. A Security deposit equal to one (1) month's rent is required at lease execution.
2. Rent is due no later than the 1st of the month.
3. Rent payments later than the 15th of the month shall be subject to a late payment penalty of 4% of the amount unpaid as of the 15th of the month.
4. Tenant is responsible for setting up an account with Central Maine Power (CMP), the electric utility provider, and other providers such as telephone, cable, and/or internet. All charges associated with such services to the unit are the responsibility of the Tenant. All utility accounts shall be maintained in the Tenant's name throughout the term of the lease.
5. Each apartment is pre-wired for cable and/or internet access. Cable/internet providers will not need to do any interior work to provide service.
6. Tenants are not allowed to install a satellite dish on the building.

Household Members, Guests

1. The Maximum Household (HH) Size for these units is as follows:
 - 1 bedroom no more than (2) two persons
 - 2 bedroom no more than four (4) persons
 - 3 bedroom no more than (6) persons
2. Only the persons identified as members of the household in the approved Household Composition, Income, and Employment Certification are allowed to reside in the unit
3. No other person may stay as a guest in the unit for more than seven (7) days in any 30 day period.
4. Any person staying in the household more than seven (7) days in any 30 day period will be considered a member of the household and a revised Household Composition, Income, and Employment Certification must be submitted declaring the income of the additional member of the household. If the revised HH income increases above the maximum qualifying HH income for that unit, the rent will increase proportionally.

Lease Term, Renewals

1. All leases shall be for a term of 12 months.
2. To renew the lease, Tenants must notify WMMH in writing at least two months before the lease ends. WMMH reserves the right not to renew a lease.

Parking

1. Parking spaces are not assigned and are on a first come first served basis.
2. All vehicles must be owned by a member of the household and registered at the address of the unit. No unit may have more than two vehicles and some units will be restricted to 1 vehicle.
3. The Landlord reserves the right to assign parking spaces.

Smoking, Use of Restricted Substances

1. Smoking tobacco, marijuana, or any other substance in the unit is a violation of the lease agreement.
2. Tenant and their guests may smoke outside the unit and must be at least 25 feet from any building.

3. Tenants are responsible for immediately picking up any cigarettes that they or their guests may put out on the property.
4. Smoking inside the unit or closer than 25 feet from one of the buildings is a violation of the lease agreement.
5. Any use of controlled or restricted substances is expressly prohibited. Use of any such substance is a violation of the lease agreement and will result in immediate removal from the unit.

Pets

1. Pets are only permitted with the express written consent of the landlord. Pets are limited to dogs and cats only. No unit may have more than one pet. The tenant will be required to enter into an agreement with the landlord accepting responsibility for the pet's behavior and any damage caused by the pet. Size and breed restrictions may apply. WMMH may impose a monthly pet fee and may require an additional security deposit if it allows the tenant to have a pet. A separate pet policy addendum will be included with the lease.

Storage of Personal Property

1. All personal property of the tenants and their guests when not in use must be stored in the unit or the exterior unit storage area if provided and access to the storage is granted to the tenant under the lease.
2. Bicycles, toys, etc. when not in use should be stored in the exterior unit storage area if so provided under the lease.
3. No ATVs, snowmobiles or boats except for canoes, paddleboards and kayaks may be stored or used on the premises or the surrounding property at any time.

Noise and Other Objectionable Behavior

1. Quiet Hours are between 9 PM and 8 AM daily.
2. Tenants and their guests may not engage in loud and/or objectionable behavior on the premises.
3. Noise complaints that are not immediately remedied constitute a violation of the lease.
4. Tenants are fully responsible for the behavior of their guests at all times.

Use and Maintenance of Outdoor Areas

1. Porches and decks should be kept in a neat and tidy appearance at all times.
2. Grills of any kind are prohibited from the interior or exterior of the units.
3. Fire pits are not allowed on the premises.
4. Tenants are responsible for snow removal on their porches, decks, the walkways between their porch and the road and parking lot.
5. The Landlord is responsible for plowing the drive, but not for the walkways and other areas identified as the responsibility of the tenant above.
6. The Landlord is responsible for maintaining the lawn and plantings.

Care and Use of Unit Finishes, Appliances, Equipment

1. Tenants are responsible for regularly cleaning the interior of their unit and their porch and deck.

2. Appliances and equipment should be used only as recommended in the manuals and unit handbook.
3. Please see the unit handbook for guidelines about detergents and cleaning products/methods.
4. If you have any questions regarding cleaning, please contact the Property Manager.
5. Nothing other than toilet paper should be flushed down the toilet. Never put baby wipes, menstrual products, or "flushable wipes" in the toilet.
6. If the septic tank serving your unit has to be pumped or repaired due to such items having been flushed down, the cost will be charged to the Tenant.
7. Damage to unit finishes, appliances and other equipment beyond "normal wear and tear" will be the responsibility of the Tenant.
8. All repair needs shall be reported to the property manager immediately.
9. Tenants shall not paint any surface in the unit, install any window treatments, or hang any shelving, etc. on the walls or ceilings.

All tenants will be required to sign a statement acknowledging that they understand and will abide by these rules and regulations and that failure to do so will result in immediate removal from the unit.

For any questions not answered above, please contact the Landlord or Property Manager.

Western Maine Mountain Housing reserves the right to amend these rules as needed at any time.