

Memorandum of Understanding 133-135 Portland Street, South Berwick

By signing below, you agree to the following statements of responsibility as a member of this building's community.

I understand that recycling is good for the environment and helps reduce rubbish processing costs. I agree to recycle whenever possible by placing recyclables in the bins provided.

I understand that this building is the home to seven families. As such, it is a valuable asset for all of us. I agree to promptly report any maintenance or repair issues to the property manager.

I understand that heating fuel is expensive and its production is damaging to the environment. I agree to maintain my apartment at no more than 72 degrees in the winter months as a way of conserving this resource and being respectful of the cost of the heat borne by my landlord. I agree to be mindful of open windows and doors that allow heat to escape and will request that my landlord help me to winterize any drafty areas.

The other residents in this building are members of my community. I understand that it is important that we all feel safe in our homes. I agree that derogatory statements and actions toward another racial, religious or sexual orientation are never appropriate. I agree that my conduct, and that of my guests, will be respectful toward the other residents and their guests.

I understand that the common areas of this building, and yard, belong to all of us. I agree to keep the common areas free of trash, debris and personal items. I agree to share the common spaces with the other residents in a respectful and fair way.

I understand that rubbish attracts vermin. I agree to properly dispose of my rubbish by placing it in the dumpster provided for this purpose on a regular basis.

I understand that rubbish removal costs are included in my rent. I agree to not allow guests or others to dispose of rubbish in the dumpster provided for the resident's use. If I notice repeated instances where outside rubbish is being placed in the dumpster I agree to notify the landlord.

I understand that parking is limited. I agree to park in the space provided for me and to direct my guests to appropriate offsite or on street parking. I agree not to park in another resident's spot.

I understand that this building offers me a unique opportunity to progress toward home ownership. Seminars, classes and other educational opportunities will be offered to me. While it is not mandatory for me to participate, there is an expectation that I am striving toward owning a home of my own and that long-term tenancy (over 8 years) is not the model for this property. If I am not on a homeownership track I will be honest with the Landlord about that.

I understand that the Landlords are investing in me as a tenant. They want me to have pride of ownership in my apartment and want to make this a positive experience for me. I understand that it is not my right to live in this building but an opportunity that has been extended to me. I understand that rent concessions have been made for me that allow me to save toward a down payment. I understand that each apartment in this building is priced according to the tenant rather than the market rent. I agree to keep my rental terms confidential.

Dated

By: _____, Resident