

VINALHAVEN HOUSING INITIATIVE
RENTAL HOUSING RULES & REGULATIONS

Lease Terms and Rent

1. Tenant must comply with all terms of the lease, including these Rental Housing Rules and Regulations.
2. Income certification is required from each Tenant under Maine Housing Authority requirements. Tenant must timely provide VHI with income certification upon request.
3. A Security Deposit equal to one (1) month's rent is required at lease execution.
4. Rent is due no later than the 1st of the month.
5. Rent payments made later than the 15th of the month will be subject to a late payment penalty of 4% of one month's rent.
6. Rent includes sewer and water but does not include other utilities. Tenant is responsible for setting up an account with Fox Island Electric and other providers such as telephone, cable, and/or internet. All charges for such services are the Tenant's responsibility. All utility accounts must be maintained in the Tenant's name throughout the term of the lease.

Lease Renewals

7. All leases will be for a term of twelve (12) months and may be renewed annually.
8. Lease renewal will require income re-verification to determine Tenant's continued eligibility under Maine Housing Authority rules.
9. Rent may be increased after annual income re-verification, with notice to the Tenant.

Household Members and Guests

10. The maximum household size for studio and one-bedroom units is two (2) persons; for 2-bedroom units, the minimum is two (2) persons and the maximum is four (4) persons; for 3-bedroom units, the minimum is three (3) persons and the maximum is six (6) persons.
11. Tenants listed in the lease are the sole occupants of the leased unit.
12. Guests are limited to visits of not more than seven (7) days. Tenants may have one (1) or two (2) overnight guests for a total of fourteen (14) nights combined in a 365-day period.
13. Tenant is not permitted to sublet the unit.

Smoking and Other Prohibited Activities

14. Smoking tobacco, marijuana, or any other substances, including vaping, are prohibited inside the unit.
15. Use of illegal drugs or substances is prohibited on the premises.
16. Criminal activities, including violence and destruction of property, are prohibited.
17. Tenant will not burn candles or have any other open flames inside the premises.
18. Tenant will not keep on the premises any items of a dangerous, flammable, hazardous or

explosive nature that might increase the risk of fire, explosion or injury. This prohibition includes fireworks.

19. Tenant is prohibited from removing or disabling any smoke detectors and CO monitors in the unit.

Noise and Disruptive Behavior

20. Tenant will not allow or make excessive noise, create nuisances or engage in other activities that might disturb others in the vicinity, including other Tenants and neighboring property owners, or that violate any state or local ordinance. This includes keeping the volume of any radio, television, or musical instruments at a level that is not excessive or disruptive.
21. Tenant is accountable for the conduct of their guests while on the premises. Guests must adhere to the same Housing Rules and Regulations as the Tenant and must conduct themselves in a manner that does not disrupt neighbors or the community.
22. Tenants are fully responsible for the conduct and behavior of their guests on the premises at all times.

Pets

23. Tenants are permitted to have well-behaved pets on the premises with advance permission from VHI. Pets are limited to a maximum of one (1) dog and/or two (2) cats.
24. Tenants must properly clean up and properly dispose of their pet's waste.
25. Tenants must pay a pet deposit to keep any pets on the premises. Before bringing in any new or additional pets, tenants must notify VHI, comply with the limit on the number of pets, and pay the required pet deposit.

Storage of Personal Property

26. Tenants must store their personal property, and that of their guests, in the unit or, where available, exterior unit storage area when not in use.
27. No RVs, Trailers, ATVs, boats, not functioning or unregistered vehicles/equipment may be stored or used on the premises or the surrounding property at any time without VHI's advance written permission.
28. Tenant must exercise reasonable care in the safe storage of any firearms, firearm components or ammunition in the unit. This includes keeping firearms locked, storing firearms in a locked box or storage unit, and storing and locking firearms and ammunition separately.

Use and Maintenance of Outdoor Areas

29. Tenant must maintain the leased premises in a clean and sanitary condition.
30. Tenant must properly dispose of household trash in a timely manner.
31. Porches and decks must be kept clean, neat and accessible. Tenants are responsible for snow removal on their porches and decks.
32. Landlord will be responsible for maintaining the lawn and plantings, including mowing and snow removal.

Care and Use of Unit

33. Tenants are responsible for keeping the interior of their unit clean and sanitary.
34. Appliances and equipment in the unit are solely for the Tenant's own use (for example, Tenant is not permitted to allow others to use the unit's washer and dryer for a non-Tenant's laundry). Appliances and equipment must be used in a safe manner and only for their intended purpose. Tenant is responsible for damage to unit finishes, appliances and other equipment beyond "normal wear and tear."
35. Tenant is not permitted to use (nor permit others to use) any supplemental heating equipment in the unit (including electrical heaters, propane heaters, kerosene heaters, or similar equipment) without VHI's advance written consent.
36. Tenant is permitted to use the unit's water only for regular household uses, such as drinking, bathing, and general household cleaning. Tenant is not permitted to use water for filling pools, running water slides, watering lawns, or any other use other than regular household use.
37. Only toilet paper can be flushed down the toilet. Never put baby wipes, menstrual products, "flushable wipes," or any other non-toilet paper products in the toilet. Tenant will be charged for any costs incurred if the plumbing system needs to be repaired due to flushing these products.
38. Tenants are not permitted to paint any surface inside the unit or hang any shelving or other fixtures on the walls or ceilings without VHI's advance written permission.
39. Tenants are not permitted to install or mount anything to the exterior of a VHI building without VHI's advance written permission.
40. Tenant must report any repair needs to the property manager immediately.

For any questions not answered above, please contact VHI's Property Manager. VHI reserves the right to amend these rules as needed at any time. Tenant's failure to abide by and follow these VHI Housing Rules and Regulations will be grounds for termination of tenancy for non-compliance with the lease.

I certify that I have read and understand the VHI Housing Rules and Regulations, and I agree to abide by them.

Tenant Signature: _____

Print Name: _____

Date: _____

Co-Tenant/Household Member Signature: _____

Print Name: _____

Date: _____