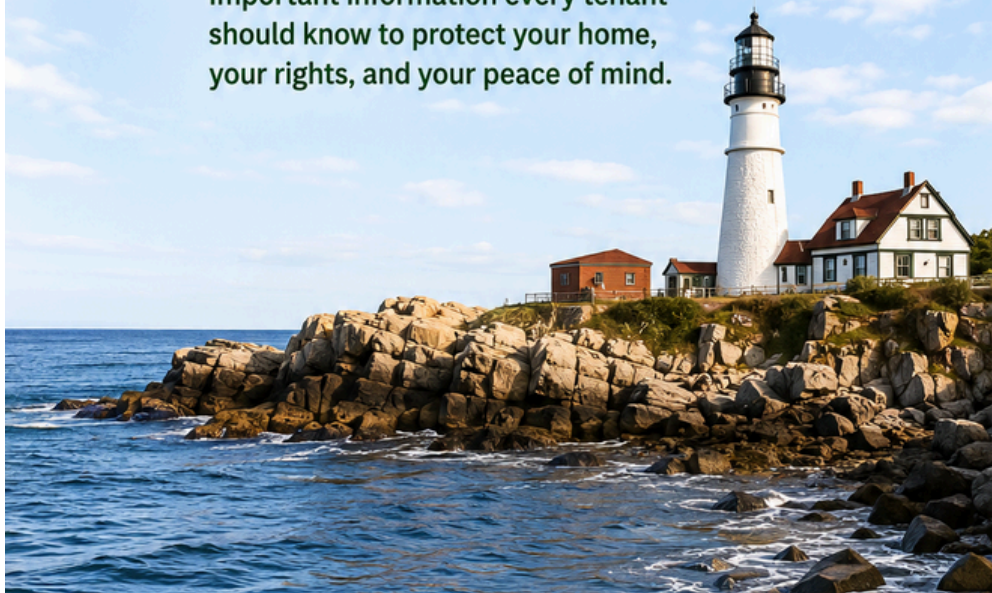




Foreside
Real Estate Management

YOUR GUIDE TO LEASE RULES IN MAINE

Important information every tenant should know to protect your home, your rights, and your peace of mind.



(207) 775-2325



info@foresidemanagement.com



www.foresidemanagement.com



EQUAL HOUSING
OPPORTUNITY



ADA
COMPLIANT



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THE BASICS: WHAT EVERY TENANT SHOULD KNOW

1



RENT IS DUE

Rent is due on the date listed in your lease (usually the 1st of the month).

2



LATE RENT

If rent is late, you may receive a 7-Day Notice to Pay or Quit. Pay or contact us right away.

3



LEASE VIOLATIONS

Follow the rules in your lease. Common violations include unauthorized occupants, pets, noise, smoking, and property damage.

4



NOTICES

You will receive written notices if there is an issue. Read them carefully and take action.

5



EVICITION IS A LEGAL PROCESS

Your landlord cannot lock you out or shut anything off without a court order.

6



SUBSIDIZED HOUSING RIGHTS

If you receive housing assistance, you have extra protections, including due process and appeal rights. (See page 4.)

7



TAKE CARE OF YOUR HOME

Report maintenance issues early and keep and in good condition.

8



COMMUNICATION IS KEY

If something comes up, reach out early. We're here to help and find solutions.

9



KNOW YOUR RIGHTS

You have rights as a tenant in Maine. Treat others fairly and with respect.

10



MOVE OUT THE RIGHT WAY

Follow the proper steps when moving to protect your security deposit.



IMPORTANT:

You cannot be removed without a court order. Illegal evictions are against the law. If you believe your rights have been violated, seek legal help.



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MAINE EVICTION PROCESS: STEP-BY-STEP

1



NOTICE IS ISSUED

You may receive a 7-Day Notice to Pay or Quit (for nonpayment) or a 7-Day Notice to Cure or Quit (for other lease violation).

2



CASE IS FILED

If the issue is not resolved, your landlord may file a Forcible Entry and Detainer (FED) case in court.

3



COURT HEARING

A hearing will be scheduled. You have the right to attend and present your side.

4



JUDGE'S DECISION

The judge will decide the outcome based on the law and evidence from both sides.

5



COURT ORDER

If the ruling is in favor of the landlord, a court order will be issued.

6



WRIT OF RESTITUTION

Only if the tenant does not leave after the court order date, the sheriff may be called to enforce the eviction.



IMPORTANT:

You cannot be removed without a court order. Illegal evictions are against the law. If you believe your rights have been violated, seek legal help.



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SPECIAL PROTECTIONS FOR SUBSIDIZED TENANTS



GOOD CAUSE

Landlords must have a valid reason (“good cause”) to terminate your tenancy, such as nonpayment of rent, serious lease violations, criminal activity, or failure to comply with program rules.



NOTICE

You may receive longer notice periods and more detailed explanations of the reason for termination.



RIGHT TO CURE

You may have the opportunity to repay rent, correct violations, or enter into repayment agreements.



GRIEVANCE / APPEAL

Depending on your program, you may have the right to a hearing or appeal to dispute the termination before eviction proceeds.

**If you receive a notice and live in subsidized housing,
contact your property manager immediately.
You may have additional rights and options.**



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TENANT GUIDE – MULTI-LANGUAGE

ENGLISH



- Pay rent on time.
- Follow the rules in your lease.
- Read all notices carefully.
- You have rights. Contact us if you have questions.

ESPAÑOL



- Pague el alquiler a tiempo.
- Siga las reglas de su contrato.
- Lea todos los avisos con atención.
- Usted tiene derechos. Contáctenos si tiene preguntas.

FRANÇAIS



- Payez votre loyer à temps.
- Respectez les règles de votre bail.
- Lisez attentivement tous les avis.
- Vous avez des droits. Contactez-nous si vous avez des questions.

PORTUGUÊS



- Pague o aluguel em dia.
- Siga as regras do seu contrato.
- Leia todos os avisos com atenção.
- Entre em contato se tiver dúvidas.

العربية



- ادفع الإيجار في الموعد المحدد.
- اتبع قواعد عقد الإيجار.
- اقرأ جميع الإشعارات بعناية.
- لديك حقوق. اتصل بنا إذا كانت لديك أسئلة.

KREYÒL



- Peye lwaye w alè.
- Swiv règ ki nan kontra lokasyon w.
- Li tout avi yo ak anpil atansyon.
- Ou gen dwa. Kontakte nou si w gen kesyon.





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TENANT RESPONSIBILITIES: HELPING KEEP OUR COMMUNITIES STRONG

As a tenant in a Foreside managed property, you play an important role in maintaining a safe, clean, and welcoming community for everyone.



PAY RENT ON TIME

Pay your rent by the due date listed in your lease.
If you're having trouble, contact us right away.



FOLLOW YOUR LEASE

Read your lease carefully and follow all rules and policies.
This includes house rules and community guidelines.



TAKE CARE OF YOUR HOME

Keep your home clean and in good condition.
Report maintenance issues early so we can help.



KEEP COMMUNITIES CLEAN & SAFE

Dispose of trash properly and keep common areas clean. Do your part to keep the community safe and welcoming.



COMMUNICATE

Let us know if something comes up.
Open communication helps prevent bigger problems.



RESPECT YOUR NEIGHBORS

Be considerate of others. Keep noise levels down and follow parking and guest policies.



KNOW YOUR RIGHTS & RESPONSIBILITIES

We are here to support you. If you have questions about your lease or rights, please contact your property manager.



When we work together, we build strong communities where everyone can feel at home.
Thank you for being a valued part of our community!





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COMMUNITY STANDARDS: WORKING TOGETHER FOR A BETTER HOME

These community standards help ensure a safe, respectful, and enjoyable environment for all residents.



KEEP NOISE TO A MINIMUM

Be considerate of your neighbors. Keep noise levels down, especially between 10:00 PM and 7:00 AM.



PARKING RULES

Park only in designated areas. Do not block driveways, sidewalks, or other vehicles.



TRASH & RECYCLING

Dispose of trash properly and use provided bins. Do not leave trash outside of containers.



PETS

Follow all pet policies in your lease. Keep pets leashed in common areas and clean up after them.



SMOKE-FREE ENVIRONMENT

Smoking is not allowed inside units or in other designated areas.



RESPECT YOUR NEIGHBORS

Treat others with respect. Harassment, threats, or disruptive behavior will not be tolerated.



SAFETY FIRST

Report suspicious activity or safety concerns to your property manager right away.



**When we respect our community and each other,
we create a place we are proud to call home.**
Thank you for doing your part!



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MAINTENANCE & REPAIRS: WE'RE HERE TO HELP

We want your home to be safe, comfortable, and well-maintained. Report maintenance issues early so we can take care of them quickly.



HOW TO SUBMIT A WORK ORDER

Submit maintenance requests through our online portal, by phone, or in person at the property office.



RESPONSE TIMES

We respond to all work orders as quickly as possible. Routine requests are typically completed within 7-10 business days.



ROUTINE MAINTENANCE

We handle general repairs such as plumbing, electrical, appliance, HVAC, and more.



KEEP US INFORMED

Let us know if a repair is not completed or if the issue continues.



RESIDENT RESPONSIBILITIES

Please report issues promptly and allow access for necessary repairs.



KEEP IT CLEAN

Keep your home clean and report any damage or issues right away.



EMERGENCIES

For life-threatening or severe emergencies, call our 24/7 emergency line immediately.



WE APPRECIATE YOU

Thank you for helping us keep your home and community in great condition!



MAINTENANCE EMERGENCIES:

If you have a life-threatening emergency or severe property damage (such as no heat, major water leak, or electrical issue),

CALL OUR 24/7 EMERGENCY LINE:

(207) 775-2325

For all other requests, please use normal work order channels.





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HELPFUL RESOURCES: WE'RE HERE TO CONNECT YOU

We care about the well-being of our residents and communities. Here are some local and national resources that may be helpful.



HOUSING ASSISTANCE

MaineHousing
www.mainehousing.org
1-800-452-4668



FOOD ASSISTANCE

Good Shepherd Food Bank
www.gsfb.org
1-800-445-6640



HEALTH CARE

Maine Community Health Options
www.mcho.org
1-855-624-6463



MENTAL HEALTH SUPPORT

NAMI Maine
www.namimaine.org
1-800-464-5767



LEGAL AID

Maine Legal Services for the Elderly
www.mainelse.org
1-800-750-5353



SAFETY & CRISIS SUPPORT


Maine Crisis Hotline
Call or text 988
24/7 support for any crisis



WE'RE HERE TO HELP

If you have questions, need support, or would like help connecting to resources, please contact your property manager.

YOUR PROPERTY MANAGER:

 Name: _____

 Phone: _____

 Email: _____

*We are here for you.
You are not alone.*



Stronger communities start with caring and connection.

Thank you for being a valued member of our community.

Together, we can build a better place to call home.

