



RESIDENTIAL LEASE PACKAGE

LANDLORD

Maui Rental Connections

TENANT

LEASE START DATE

TENANT CONTACT INFORMATION

NAME _____

EMAIL _____

PHONE _____

NAME _____

EMAIL _____

PHONE _____



RESIDENTIAL LEASE PACKAGE

Table of Contents

Lease Documents

Residential Lease Agreement page 3 - 8

Addenda

Zero Tolerance for Criminal Activity page 9

Tenant Receipt of Key(s) page 10

Tenant Guest Policy page.11 page

Smoke-Free Property Addendum 12

Information Documents

Tenant Welcome Letter pages 13 - 15

Working Together for Home Fire Safety page 16

Save Energy in Your Home page.17

RESIDENTIAL LEASE AGREEMENT

This agreement, dated _____, is between Maui Rental Connections and

1. LANDLORD: The Landlord(s) and/or agent(s) is Maui RentalConnections and will be referred to in this Lease Agreement as "Landlord."

2. TENANT: The Tenant(s) is/are:

and will be referred to in this Lease Agreement as "Tenant."

3. RENTAL PROPERTY: The Landlord agrees to rent to the Tenant the property

which will be referred to in this Lease as the "Leased Premises."

4. TERM OF LEASE AGREEMENT:

The Lease Agreement will begin on _____ and will end on _____.

5. USE & OCCUPANCY OF PROPERTY: The only person(s) living in the Leased Premises is/are:

-
- a. Any change in occupancy will require written consent of the Landlord and may be subject to an adjustment in the amount of rent.
 - b. The Tenant will use the Leased Premises only as a residence.

6. RENT:

The amount of the Rent is _____ to be paid monthly.

- a. The rent is due in advance on or before the 1st day of each month. The rent due date is the date the Landlord must receive the Tenant's payment.
- b. Tenant(s) agree to pay the rent and all additional rent when due on time, without demand. All additional charges, costs and fees set forth throughout this Lease Agreement, are considered to be additional rent. Upon the non-payment of additional rent, Landlord will have the same rights to proceed against the Tenant(s) for the collection or eviction as if Tenant(s) defaulted on the rental payment.
- c. Rental payments are made payable to: Maui Rental Connections
- d. Rental payments paid by Certified Check, Personal Check, and/or Money Order shall be delivered to the Landlord at: Maui Rental Connections, PO Box 1272, Makawao, HI 96768

7. FUNDS COLLECTED ON OR BEFORE LEASE SIGNING:

The following funds are due on or before the signing of this Lease Agreement unless otherwise agreed to in writing:

First Month's Rent _____ this is a prorated amount

Security Deposit _____ (R)

TOTAL DUE _____

Funds marked with (R) are refundable in accordance with the terms and conditions of this Lease and all applicable laws, while funds marked with (NR) are non-refundable fees.

Tenant's Initials _____

RESIDENTIAL LEASE AGREEMENT

- 8. LATE FEE:** If the rent or any other charges are not received by the Landlord on or before 5 days after the rent due date.

Tenant must pay a late fee of _____ in addition to the rent.

Payments received by Landlord when there are arrearages, shall be credited first, to any outstanding balance, and then applied to the current amount due.

9. RETURNED PAYMENTS:

- a. A returned payment fee of \$_____ will be added for all returned payments. A personal check will not be accepted as payment to replace a returned payment.
- b. If your financial institution returns your rental payment and causes the rental payment to be late, a late charge will apply.

10. SECURITY DEPOSIT:

- a. The Tenant(s) have paid to the Landlord a Security Deposit of _____.
- b. Tenant agrees that this security deposit is intended to secure the faithful performance by the Tenant of all terms, covenants and conditions of this Lease Agreement including but not limited to the cost of damages beyond normal wear and tear, unreturned keys, unpaid rent and any other amount due and legally allowable under the terms of this Lease Agreement and in accordance with state and local laws and regulations.
- c. Tenant may be responsible for any unpaid charges or attorney fees, suffered by the Landlord by reason of Tenant's default of this Lease in accordance with state and local laws and regulations.
- d. Under no circumstance can the Security Deposit be used as payment for rent and/or other charges due during the term of this Lease Agreement.
- e. Landlord's recovery of damages will not be limited to the amount of the Security Deposit.

11. ENDING THE LEASE:

- a. At the end of this Lease Agreement or any renewal thereof, Tenant must vacate and shall immediately and peacefully surrender and return to the Landlord the possession of the Leased Premises in as good condition as when Tenant took possession less normal wear and tear. The Leased Premises shall be cleared out of all occupants, furniture, personal articles, and effects of any kind.

12. UTILITIES & SERVICES:

- a. Tenant is responsible for the following utilities and services: _____
And is required to register the utilities and services in Tenant's name. Tenant understands and agrees that essential services are to be maintained and operational at all times.
- b. Landlord will be responsible for the following utilities and services: _____
 - i. Tenant agrees that Landlord will not be held responsible for the loss of use, or discontinuation or interruption of any utility or extra services beyond the Landlord's control.
 - ii. Tenant shall notify the Landlord of any malfunction of a utility.
 - iii. Tenant may not be negligent in his/her use of any included utility or service. If by tenant's negligence, the utility bill or service fee dramatically increases, tenant will be billed for any overages which will then be due and payable by tenant as additional rent.

13. APPLIANCES:

- a. Landlord will supply and maintain: _____
 - i. Tenant will keep appliances provided by Landlord in good working order and shall report any malfunction to the Landlord. Any damage sustained due to the neglect or misuse by Tenant will become the full responsibility of the Tenant, either in the appliance repair or replacement.
 - ii. Tenant agrees that the items specified above are the property of the Landlord and will remain with the Leased Premises at the end of this lease term.

RESIDENTIAL LEASE AGREEMENT

- b. Tenant must have written approval before installing any appliance. Landlord accepts no responsibility for the maintenance, repair or upkeep of any appliance supplied by the Tenant. Tenant agrees he/she is responsible for any damage that occurs to the Leased Premises resulting from the addition of any appliance that is supplied by the Tenant.

13. MAINTENANCE AND REPAIRS:

Landlord shall be responsible for repairs in or about the Leased Premises unless caused by the negligence of the Tenant. Tenant will be responsible for any repairs caused by his/her negligence.

- a. It is the responsibility of the Tenant to promptly notify the Landlord of the need for any repair of which the Tenant becomes aware.
- b. If any required repair is caused by the negligence of the Tenant and/or Tenant's guests, the Tenant will be fully responsible for the cost of the repair and/or replacement that may be needed.
- c. The Tenant must keep the Leased Premises clean and sanitary at all times and remove all rubbish, garbage, and other waste, in a clean, tidy and sanitary manner.
- d. Tenant must abide by all local recycling regulations.
- e. The Tenant shall properly use and operate all electrical, cooking and plumbing fixtures and keep them clean and sanitary.
- f. The Tenant is not permitted to paint, make any alterations, improvements or additions to the Leased Premises without first obtaining the written permission of the Landlord. The Landlord's permission to a particular painting, alteration, improvement, or addition shall not be deemed as consent to future painting, alterations, improvements, or additions.
- g. The Tenant is responsible for removing snow and ice from stairs and walkways.
- h. The Tenant shall maintain the lawn and landscaping by cutting grass, removing weeds and pruning trees.
- i. To reduce the risk of flood or fire, the Tenant shall not leave the property with any appliance running such as the stove, oven, washer, dryer or dishwasher.

14. CONDITION OF PROPERTY:

- a. The Tenant acknowledges that the Tenant has inspected the Leased Premises and at the commencement of this Lease Agreement, the interior and exterior of the Leased Premises, as well as all equipment and any appliances are found to be in an acceptable condition and in good working order.
- b. The Tenant agrees that neither the Landlord nor his agent have made promises regarding the condition of the Leased Premises.
- c. The Tenant agrees to return the Leased Premises to Landlord at end of the Lease Agreement in the same condition or in better condition as it was at the beginning of the Lease Agreement.

15. PETS: Pets are not allowed.

16. RULES AND REGULATIONS:

- a. Vehicles parked on premises must be in working order with valid registration and inspection.
- b. Late fees are strictly enforced, and any unpaid fees will not be waived.
- c. The Tenant may not interfere with the peaceful enjoyment of the neighbors.
- d. Garbage/Trash must be taken to the curb on the scheduled day(s) of trash removal and not before.
- e. The Tenant will be responsible for any fine and/or violation that is imposed on the Landlord due to the Tenant's negligence.
- f. The Tenant shall abide by all Federal, State, and Local laws.
- g. The Tenant shall notify the police and Landlord of any illegal activity that is witnessed in or around the Leased Premises.
- h. The Tenant agrees not to use the Leased Premises for any unlawful purpose including but not limited to the sale, use or possession of illegal drugs on or around the Leased Premises.
- i. The Tenant agrees to test smoke detector(s) periodically as well as maintain operational batteries at all times.
- j. The Tenant must report any malfunction with smoke detector(s) immediately to Landlord.

Tenant's Initials _____

RESIDENTIAL LEASE AGREEMENT

- k. The Tenant agrees not to remove, dismantle or take any action to interfere with the operation of any smoke detector(s) installed on the Leased Premises.
- l. Absolutely no hazardous materials are permitted to be in or around the Leased Premises at any time.
- m. The Tenant may not use or store Kerosene or space heaters at any time in or around the Leased Premises.
- n. Under no circumstance may a stove, oven or range be used as a source for heat.
- o. Charcoal and Gas Barbecue grills may not be used inside the Leased Premises.
- p. The Tenant shall use ventilating fans at all times when bathing and cooking.
- q. All windows and doors must remain closed during inclement weather.
- r. The Tenant shall notify Landlord of any pest control problems.
- s. The Tenant must notify Landlord of any changes in employment
- t. The basement and/or attic may not be modified for the use as living quarters without written permission of the Landlord.
- u. The Tenant may not store or park a recreational vehicle, commercial vehicle, or watercraft on Leased Premises without Landlord's written permission.

17. ADDENDA:

The following Addenda, attached and unattached to this Lease Agreement, shall become part of this Lease Agreement:

- a. Attached: Smoke-Free Property, Zero Tolerance for Criminal Activity, Tenant Guest Policy.
- b. Not attached: Pest Control, Move Out Responsibilities, Receipt of Keys, Move-in/Move-Out Checklist
- c. Other addenda and amendments may also be included in Lease Agreement, including but not limited to House Rules, Covid-19 restrictions, Emergency and Natural Disaster Rights.

18. INSURANCE: Although not required, Tenant is encouraged to obtain personal property/renter's insurance with an insurance company properly licensed to do business in the state. Tenant is solely responsible for any damage or loss of the Tenant's personal property to the extent that the law permits.

19. SECURITY NOT PROMISED: The Tenant has inspected and acknowledges that all locks and smoke detectors are in working order. Any provided fire extinguishers, security alarm systems, and/or carbon monoxide detectors have also been inspected by the Tenant and are in sound working order. Tenant understands that although the Landlord makes every effort to make the Leased Premises safe and secure, this in no way creates a promise of security.

20. RIGHT OF ENTRY:

- a. Landlord and/or his agents, must provide written notice, phone call, text, or email 48 hours prior to entering the premise to have the right during the term of this Lease Agreement to enter during reasonable hours to inspect the premises, make repairs, or improvements.
- b. In the event of an emergency, Landlord reserves the right to enter Leased Premises without notice. It is required that Landlord have a working set of keys and/or security codes to gain access to the Leased Premises.
 - i. Tenants will not change, or install additional locks, bolts or security systems without the written permission of the Landlord.
 - ii. Unauthorized installation or changing of any locks will be replaced at the Tenant's expense.
 - iii. Tenant shall be responsible for any and all damages that may occur as a result of forcible entry during an emergency where there is an unauthorized placement of a lock.
- c. Exception: Once tenant gives a notice to vacate, the Landlord and/or his agents will provide tenants a notice of no less than 12 to show the property. Tenant agrees to have the premises in a reasonably clean condition and temporarily vacate the home, while a showing is in progress. There is no limit on the number of times the Landlord and/or his agents may show prospective buyers and/or Tenant(s) the property. Landlord and/or his agents will be respectful of tenants schedule as much as possible.

Tenant's Initials _____

RESIDENTIAL LEASE AGREEMENT

21. LEASE RENEWAL: At the end of this Lease Agreement, this lease will continue in full force and effect on a month to month basis unless Tenant or Landlord provides written notice to the other party at least _____ days before the end of the term (Term of Lease Agreement) to terminate the Lease (including any exercised renewal or extension thereof).

22. NOTICES:

- a. Any notice required by the terms of this Lease Agreement shall be in writing.
- b. Notices sent to the Landlord may be sent to the following:
 - i. Maui Rental Connections, PO Box 1272, Makawao, HI, 96768
 - ii. Email: mauirentalconnections@gmail.com
- c. Notices may be given by either party to the other in any of the following ways, or any other manner provided for by law:
 - i. Regular mail
 - ii. Personal delivery
 - iii. Certified or registered mail, return receipt requested
 - iv. Email
- d. **ABANDONMENT:** If Tenant vacates the Leased Premises before the end of the Lease term or renewal thereof without written permission from the Landlord, Landlord may, at Landlord's sole discretion, hold Tenant in default of this Lease Agreement. If the Tenant fails to follow proper move out procedures, Tenant will be responsible for any and all damages and losses allowed by federal, state and local regulations as well as this Lease.
- e. **LANDLORD'S REMEDIES:** If Tenant violates any part of this Lease Agreement including non-payment of rent, the Tenant is in default of this Lease Agreement. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have Tenant removed from the Leased Premises as well as seek judgment against Tenant for any monies owed to Landlord as a result of Tenant's default.
 - a. All rent for the balance of the term of this Lease Agreement is immediately due to the Landlord and the Landlord may sue for the entire balance as well as any damages, expenses, legal fees and costs.

25. SUBORDINATION: This Lease Agreement is subject and subordinate to any lease, financing, loans, other arrangements, or right to possession with regards to the building or land that the Landlord is obligated to now or in the future including existing and future financing, and/or loans or leases on the building and land.

26. CONDEMNATION: If the whole or any part of the Leased Premises is taken by any authority having power of condemnation, this Lease Agreement will end. Tenant shall peaceably vacate the Leased Premises and remove all personal property and the lease terms will no longer apply. The Tenant, however, is responsible for all rent and charges until such time that Tenant vacates the Leased Premises.

27. ASSIGNMENT OR SUBLEASE: Tenant agrees not to transfer, assign or sub-lease the Leased Premises.

28. JOINT AND SEVERAL LIABILITY: The Tenant understands and agrees that if there is more than one Tenant that has signed the Lease Agreement, each Tenant is individually and completely responsible for all obligations under the terms of the Lease Agreement.

29. MISREPRESENTATION: If any information provided by Tenant in application for this Lease is found to be knowingly incorrect, untruthful and/or misleading, it is a breach of this Lease.

Tenant's Initials _____

RESIDENTIAL LEASE AGREEMENT

30. BINDING OF HEIRS AND ASSIGNS: All provisions, terms and conditions of this Lease Agreement shall be binding to Tenant, Landlord, their Heirs, Assignees and Legal Successors.

31. SEVERABILITY: If any part of this Lease Agreement is not valid, enforceable, binding or legal, it will not cancel or void the rest of this Lease Agreement. The remainder of the Lease Agreement will continue to be valid and enforceable by the Landlord, to the maximum extent of the laws and regulations set forth by local, state and federal governments.

32. GOVERNING LAW: This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Hawaii.

33. ADDITIONAL CLAUSES:

A. Landlord's acceptance of rental payments is not a waiver of any default by the Tenant

34. PARAGRAPH HEADINGS: Paragraph headings in this Lease Agreement are for convenient reference only and do not represent the rights or obligations of the Landlord or Tenant.

35. ENTIRE AGREEMENT:

- a. Landlord and Tenant agree that this Lease Agreement and any attached Addenda, Rules and Regulations, and/or Special Terms and Conditions accurately represent all terms and agreements between the Landlord and Tenant regarding the Leased Premises.
- b. Tenant acknowledges the receipt of any disclosures required by the State of Hawaii as well as any disclosures required by federal, state, and local jurisdictions.

NOTICE: This is an important LEGAL document

- You may have an attorney review the Lease Agreement prior to signing it.
- If the Landlord fails to enforce any provision of this Lease Agreement, it will not constitute a waiver of any default, future default or default of the remaining provisions.
- Time is of the essence in this Lease Agreement.

By signing this Lease Agreement, the Tenant certifies that he/she has read, understood and agrees to comply with all of the terms, conditions, Rules and Regulations of this Lease Agreement including any addenda and that he/she has received the following:

1. Copies of all Addenda, Rules and Regulations, Special Terms and Conditions, and Applications.
2. All necessary Key(s), Garage Door Opener(s), Security Card(s), and/or Auto Sticker(s) to the Leased Premises.

Print Name _____ Date _____

Signature _____

Print Name _____ Date _____

Signature _____

Landlord _____ Date _____

Signature _____

RESIDENTIAL LEASE AGREEMENT ADDENDUM: ZERO TOLERANCE FOR CRIMINAL ACTIVITY

Landlord: Maui Rental Connections

Tenant: _____

Leased Premises: _____

This LEASE ADDENDUM is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

The Landlord has zero tolerance for criminal activity in or around the Leased Premises.

This policy applies to all Tenants, occupants, guests, and any visitors in or around the Leased Premises. The Landlord will immediately report any evidence of criminal activity to the proper authorities, and the Tenant's engagement in any criminal activity is a default of the Lease.

The Tenant understands his/her responsibility to call the police/emergency services and report any suspicious activity observed, and then notify the Landlord.

The Tenant understands that disturbances of the peace not only infringe on the neighbors' peaceful enjoyment of their property but are also a default of the Lease.

In the event of any criminal activity in which the Tenant is directly or indirectly involved, the Landlord will take the legal measures necessary to evict the Tenant(s) from the Leased Premises. This includes but is not limited to illegal drug activity, gang involvement, organized crime and disturbances of the peace.

The Tenant understands that violation of this addendum is a default of the Lease and will result in the Landlord taking the necessary steps towards eviction of the Tenant. The Tenant may then be responsible for the rent remaining due for the balance of the Lease term, court costs, attorney fees, and other charges in accordance with all applicable , local laws and regulations.

Print Name _____ Date _____

Signature _____

Print Name _____ Date _____

Signature _____



RESIDENTIAL LEASE AGREEMENT ADDENDUM: TENANT GUEST POLICY

Landlord: Maui Rental Connections

Tenant: _____

Leased Premises: _____

This Addendum is incorporated into and made part of the Lease executed by and between Maui Rental Connections and the for the Leased Premises.

A "guest" is defined as a person invited into the Leased Premises by the Tenant(s) and/or Occupant(s).

A guest may not stay overnight for more than three consecutive nights without the written permission of the Landlord. The Landlord permits the Tenant to have no more than four guests on the premises at the same time.

All guest(s) must observe and obey all terms and conditions contained in the Lease. If the Tenant and/or the Tenant's guests violate any part of this Guest Policy, the Tenant is then in default of the Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with and local regulations to evict or have the Tenant removed from the Leased Premises as well as seek judgment against the Tenant for any monies owed to the Landlord as a result of the Tenant's default.

Print Name _____ Date _____

Signature _____

Print Name _____ Date _____

Signature _____



RESIDENTIAL LEASE AGREEMENT SMOKE-FREE PROPERTY ADDENDUM

Landlord: Maui Rental Connections

Tenant: _____

Leased Premises: _____

This Smoke-Free Property Addendum is incorporated into and made part of the lease agreement (Lease) executed by and between Maui Rental Connections (Landlord) and the (Tenant) for the

Leased Premises.

The Landlord has implemented a "No Smoking" policy due to the known health effects of secondhand smoke, increased costs incurred due to additional maintenance and cleaning, fire risks, and higher insurance costs associated with permitted smoking in the building.

For this Smoke-Free Property Addendum, smoking is defined as inhaling, breathing, or carrying and lit cigarette, cigar, pipe or other tobacco or non-tobacco smoked product in any form, legal and illegal.

The Tenant(s), occupants, and Tenant's invitees and guests acknowledge the Leased Premises are designated as a smoke-free living space. No smoking anywhere within the rental unit is permitted. Where applicable, smoking shall not be permitted in any common areas, including but not limited to hallways, adjoining grounds, balconies and/or patios.

Tenant(s) acknowledges that the Landlord does not promise or guarantee of a smoke-free living space. Additionally, Tenant(s) acknowledges that Landlord's implementation of a smoke-free living space does not make the Landlord responsible for the Tenant's health or of the smoke-free condition of the Tenant's unit and the common areas. However, Landlord will try to enforce the terms within this Smoke-Free Property Addendum with the Lease to create a smoke-free environment.

Tenant accepts that Landlord has limited ability to police, monitor, or enforce the terms of this Smoke- Free Property Addendum. Tenant understands enforcement depends upon the compliance of the Tenant(s), occupants, Tenant's guests and invitees. Landlord puts on notice any Tenant(s) with respiratory illnesses, diseases, allergies, or any other physical or mental condition relating to the effects of smoke that the Landlord assumes no greater duty of care to enforce this Addendum than any other landlord obligation under the Lease.

If the Tenant violates any part of this Addendum, the Tenant agrees to pay a fee of \$ _____ as a reasonable estimate of damages incurred by the Landlord.

If the Tenant violates any part of this Addendum, the Tenant will then be in default of the Lease. If a default occurs, the Landlord may initiate legal proceedings under all applicable laws and regulations to evict or have the Tenant removed from the Leased Premises and seek judgment against the Tenant for any monies owed to the Landlord because of the Tenant's default.

Print Name _____ Date _____

Signature _____

Print Name _____ Date _____

Signature _____





Real Estate Sales & Property Management



WELCOME TO YOUR NEW HOME

Maui Rental Connections is pleased that you have chosen our property for your new home. Please take the time to review this Welcome information; we hope it helps your transition into your new home.

YOU MUST contact the utility and cable companies for new service prior to your move-in. There will **NOT** be any services to your new home unless you contact the appropriate companies. The addresses and phone numbers for the utility and cable companies are listed in this letter.

It is important to read your Lease thoroughly and ask us any questions about anything that you may not understand.

Where do I receive my mail?

You may be able receive deliveries to your new home; however, we do not issue keys to the on-site postal box. We recommend that you rent a PO Box at the local post office. Or you may want your mail sent to an address; the UPS store offers a mailbox with a real street address and a secure location for storing your mail and packages. When you secure a PO Box/address, you must inform us of that address. Both Landlord and Tenant agree to update either party with change of mailing address, email and phone number.

May I have guest stay at my place?

Any guests may not stay longer than fourteen (14) days without written approval of the Landlord. You may not add tenants. No additional tenants, subleasing, or assignment of your Rental Agreement will be allowed without the prior written consent. You are not allowed to list the property on any short-term rental sites for any reason.

How do I handle repairs that may be needed?

First, you must notify us of any repairs, no matter how minor they may seem. The responsibility of the repair will be determined by the terms of your Lease. If the Landlord is responsible for the needed repair, please be aware that all repairs will be prioritized, and emergencies will be handled first. Make sure that all repairs are reported in a timely manner. Remember that an ignored repair may become a large project, therefore subjecting you to a large expense. Any repair which goes unreported, thereby causing further damage to the Leased Premises or that of a neighboring tenant, may be construed as a nuisance and will be handled as such. This type of neglect will incur further charges to your account and may change the liability of the repair and subsequent repairs. We must have access to the Leased Premises to perform any repairs or maintenance.

**What do I do if I lose my key?**

It is important that you take care of your entrance keys. Occasionally, you may find yourself locked out of your home or in need of a replacement key, if this occurs, there will be a charge to let you into the premises. You should not make additional keys or change locks. If you need extra keys, we will provide keys to you at an additional cost.

Do I need renter's insurance?

Under most circumstances the Landlord is not responsible for your personal property. It is important to have renter's insurance to cover your belongings in the event of an unforeseen disaster. This type of insurance is inexpensive insurance and well worth it.

What if I am having a problem or concern with a neighbor?

It is important to try to get along with your neighbors. If you have a problem or concern with a neighbor, it is usually best to try to resolve the problem amongst yourselves. Refrain from using foul language or engaging in verbal arguments. Of course, if you are unable to resolve the problem, feel free to contact us or the local authorities.

Can I make changes or improvements to the Leased Premises, such as painting or landscaping?

We often welcome your improvements to your residence and yard. We ask kindly that you check with us first before making any changes. Changes or improvements to your home must be documented and most will receive verbal approval. However, some changes or alterations to the property will require written consent.

What if my rent is late?

It is important that rent payments are paid promptly. Your rent is expected in advance or due on or the due date specified in your Lease agreement each month. Payment not received on time are subject to late fees or other charges. Late fees are strictly enforced, and any unpaid fees will not be waived. Remember that chronic late payments may result in legal measures that may lead to your eviction.

Please make your rental payments to **Maui Rental Connections**.

For In-Person Deposit

Go to any American Savings Bank; make your deposit to account number 8102298023. When using this method of payment please ALWAYS add your name and unit number to the deposit slip.

For Online Payment

Your access to our online portal gives you quick access to your account information.



- It is important to keep the leased premises in a clean, sanitary and safe condition.
- Please make sure that trash is disposed of correctly as to avoid any pest control problem; notify Landlord of any pest control problems.
- Make sure to check the batteries in the smoke detectors, periodically, to ensure the safety of your family.
- Absolutely no smoking is permitted in the Leased Premises.
- Candles are not recommended therefore, please be careful not to leave a lit candle unattended.
- Do not give or loan your entrance key or code to anyone not listed on the lease.
- Be considerate of your neighbors.
- Whenever you are planning on a vacation or leaving the property vacant for five (5) days or more, you must notify us in writing. If you do not give us notice, you will be responsible for any damage that results from your absence.

Any notice, that is required by the terms of your Lease Agreement shall be in writing and sent to the Landlord may be sent to the following address: Maui Rental Connections PO Box 1272, Makawao, HI, 96768 or by email mauirentalconnections@gmail.com

We want you to be happy in your home and welcome any suggestions. Please feel free to contact us with any questions or concerns regarding your home.

We really appreciate having you as one of our tenants and hope that you will enjoy your new home.

IMPORTANT NUMBERS

MAUI COUNTY DEPARTMENT OF WATER SUPPLY (808) 270-7730

Maui Island › 200 South High Street, , Wailuku, HI 96793

Front Window on the 5th Floor of the Kalana O Maui Building, located at 200 South High Street in Wailuku. The Front Window is open from 8:00 a.m. to 4:00 p.m. on weekdays and closed on weekends and holidays.

Bills may be paid at Kalana O Maui, 200 South High Street in Wailuku:

2nd Floor Payment Hours - 8:00 am to 3:45 pm

5th Floor Customer Service and Payment Hours - 8:00 am to 4:00 pm

Customers can view their water bills, access account information and request electronic bill presentment online by creating an account <https://maui.mysecuredservices.com/>



IMPORTANT NUMBERS

MAUI ELECTRIC (808) 871-9777 Hours 8:00 am to 5:00 pm Monday – Friday 210 W Kamehameha Avenue, Kahului, Maui 96732

Start Service Online Form <https://eservice.hawaiianelectric.com/bdisu/custInitNewService.sap>

SPECTRUM – CABLE TV AND INTERNET

Kahului › 158 Ma'a Street Kahului, HI 96732

Phone: **(888) 406-7063** <https://www.spectrum.com/best-move>

Learn about new customer offers or add to your current services. Phone: (855) 243-8892

Get help with your Spectrum services or account questions. Phone: (800) 892-4357

POSTAL SERVICE (800) 275-8777

United States Postal Service locations

Kihei › 1254 S Kihei Rd, Kihei, HI 96753

Kahului › 138 S Puunene Ave, Kahului, HI 96732

Kula › 4450 Kula Hwy, Kula, HI 96790

Wailuku › 250 Imi Kala St, Wailuku, HI 96793

Pukalani › 55 Pukalani St Ste 12,
Makawao, HI 96768

Paia › 120 Baldwin Ave, Paia, HI 96779

Puunene › 10 Hansen Rd, Puunene, HI 96784

Haiku › 770 Haiku Rd, Haiku, HI 96708

Makawao › 1075 Makawao Ave,
Makawao, HI 96768

Lahaina › 1760 Honoapiilani Hwy, Lahaina, HI 96761

Downtown Lahaina ›

132 Papalaua St, Lahaina, HI 9676

UPS STORES

Kihei Store › 215 S Kihei Rd Ste O, Kihei, HI 96753

Phone: **(808) 874-5556** Email: store1749@theupsstore.com

Kahului Store › 153 East Kamehameha Ave Ste 104, Kahului, HI 96732

Phone: **(808) 877-8830** Email: store6931@theupsstore.com

Lahaina Store › 910 Honoapiilani Hwy Ste 7, Lahaina, HI 96761

Phone: **(808) 661-8194** Email: store5694@theupsstore.com

MAUI COUNTY TRASH SERVICE Hours 8:00 am - 2:30 pm Monday - Friday

Maui Island › 2200 Main St., Suite 200, Wailuku, HI 96793

Phone: **(808) 270-7720**

Web info including application

<https://www.mauicounty.gov/1750/Residential-Service-Fee-Payment-Informat>



Working Together for Home Fire Safety

A Factsheet on Home Fire Prevention

More than 4,000 Americans die each year in fires and 20,000 are injured. An overwhelming number of fires occur in the home. There are time-tested ways to prevent and survive a fire. It's not a question of luck. It's a matter of planning ahead.

EVERY HOME SHOULD HAVE AT LEAST ONE WORKING SMOKE ALARM

Buy a smoke alarm at any hardware or discount store. It's inexpensive protection for you and your family. Install a smoke alarm on every level of your home. A working smoke alarm can double your chances of survival. Test it monthly, keep it free of dust and replace the battery at least once a year. Smoke alarms themselves should be replaced after ten years of service, or as recommended by the manufacturer.

PREVENT ELECTRICAL FIRES

Never overload circuits or extension cords. Do not place cords and wires under rugs, over nails or in high traffic areas. Immediately shut off and unplug appliances that sputter, spark or emit an unusual smell. Have them professionally repaired or replaced.

USE APPLIANCES WISELY

When using appliances follow the manufacturer's safety precautions. Overheating, unusual smells, shorts and sparks are all warning signs that appliances need to be shut off, then replaced or repaired. Unplug appliances when not in use. Use safety caps to cover all unused outlets, especially if there are small children in the home.



ALTERNATE HEATERS

- Portable heaters need their space. Keep anything combustible at least three feet away.
- Keep fire in the fireplace. Use fire screens and have your chimney cleaned annually. The creosote buildup can ignite a chimney fire that could easily spread.
- Kerosene heaters should be used only where approved by authorities. Never use gasoline or camp-stove fuel. Refuel outside and only after the heater has cooled.

AFFORDABLE HOME FIRE SAFETY SPRINKLERS

When home fire sprinklers are used with working smoke alarms, your chances of surviving a fire are greatly increased. Sprinklers are affordable--they can increase property value and lower insurance rates.

PLAN YOUR ESCAPE

Practice an escape plan from every room in the house. Caution everyone to stay low to the floor when escaping from fire and never to open doors that are hot. Select a location where everyone can meet after escaping the house. Get out then call for help.

CARING FOR CHILDREN

Children under five are naturally curious about fire. Many play with matches and lighters. Tragically, children set over 20,000 house fires every year. Take the mystery out of fire play by teaching your children that fire is a tool, not a toy.

CARING FOR OLDER PEOPLE

Every year over 1,200 senior citizens die in fires. Many of these fire deaths could have been prevented. Seniors are especially vulnerable because many live alone and can't respond quickly.

For more information contact:

The U. S. Fire Administration
16825 South Seton Avenue
Emmitsburg, MD 21727

or

Visit the USFA Web site:
www.usfa.fema.gov



Homeland Security



Real Estate Sales & Property Management



SAVE ENERGY IN YOUR HOME

Plan ahead to help save you money and alleviate frustration with high utility bills. Here are some tips to help protect your hard-earned dollars:

- Keep all vents (air conditioning, heating and/or exhaust) free from debris and remove any item that blocks the flow of air.
- Replace or clean air/heat filters monthly. Dirty filters block air flow.
- Do not block vents with furniture.
- Set your thermostat at one temperature (around 77°) and leave it alone when running the air conditioning. It takes more energy to cool an area than it does to maintain a constant temperature.
- Lock your windows so they will seal better.
- Keep doors and windows closed to keep the air conditioning inside.
- Turn lights off and shut the doors in unoccupied rooms.
- Use as much natural light as possible.
- Replace incandescent light bulbs with compact fluorescent bulbs. They use 75% less energy.
- Turn kitchen and bathroom ventilating fans off after cooking.
- Turn off your computer and monitor when not in use.
- Vacuum the coils of your refrigerator several times a year and leave enough room behind and on the sides of the unit for air to circulate.
- A second refrigerator can add as much as 10 to 15% to your energy bill.
- Only use your oven's self-cleaning feature when your oven is already hot.
- Over 2/3 of your water heating costs are from showers. Cutting your shower time in half will reduce your costs by up to 33%.
- Lower the temperature of your hot water heater to a comfortable yet economical level. Use the "normal" setting, or 120°, (unless the owner's manual for your dishwasher requires a higher setting) and save up to 11% of the cost of heating your water.
- Only run full loads of dishes or clothes in your appliances.
- Use cold water to wash and reduce the washer's energy use by 75%.
- Use only cold water in the garbage disposal.
- Keep the lint trap in the dryer clean and use the moisture-sensing automatic drying setting on your dryer.