

The Trades Mill, LLC.
6 Chestnut Street
Amesbury, MA 01913



RENTAL DISCLOSURE

The charm of an old mill building is truly unique however, with that charm comes inherent problems such as noise transmission through the beams, dust from the floors and odors. Be aware that the rooms will never be completely soundproof and that the use of incense, perfumes, and noxious solvents or stains is discouraged throughout the building. Your consideration of others is essential and greatly appreciated.

- A rental application must be completed with all pertinent information.
- A copy of your current driver's license is required.
- An insurance policy binder for a combined single limit of liability of \$1,000,000. naming The Trades Mill LLC as additional insured is required prior to moving in. These cost between \$25-\$75.per month or more depending on type of use and occupancy.
- To secure a specific studio, a security deposit usually equal to one month's rent is required.
- A first month's rent, last month's rent and security deposit equal to three month's rent is required prior to moving in at the signing of the lease.
- All units are provided with interior walls, heating, basic LED fixtures.
- A basic public wifi is provided that is accessible in common areas but not guaranteed to be viable in all individual units.
- All special electrical or plumbing needs, fixtures or build-outs are the financial responsibility of the tenant and will be started only after receiving payment for the cost of the improvements
- It is the tenants responsibility to contact the Amesbury Fire department for approval and instructions for safely installing any potentially hazardous equipment used in your craft or business i.e. oxygen, acetylene, encaustic chemicals etc.
- All alterations to the existing unit are to be approved by the building owners prior to construction of anything attaching to the walls, ceiling or floors. Upon moving out, the unit is to be returned to its original condition at the tenants expense. All comments, complaints or requests are to be directed to Barbara Lorenc at 978-265-6526 or e-mail barbara@tradesmill.com
- If changes are to be made to the interior of the studio such as the addition of walls, shelves or closets an occupancy permit is required by the building inspector and is the responsibility of the tenant. It costs approximately \$50 and is available at the Building Inspectors Office on School Street in Amesbury.

LESSEE SIGNATURE

DATE

LESSOR SIGNATURE

DATE