

Spinnaker Real Estators



Septic and Well Information for Summer Rental Tenants

We would like to make you aware of the systems that service the homes here in Little Compton. The homes are not serviced by a municipal water or sewage system but rather by on-premises self-contained well and sewage systems.

A septic system is a highly efficient, self-contained, underground wastewater treatment system that consists of two main parts -- a septic tank and a drainfield. The septic tank is a watertight box, usually made of concrete or fiberglass, with an inlet and outlet pipe. The septic tank treats the wastewater naturally by holding it in the tank long enough for solids and liquids to separate, leaving a middle layer of partially clarified wastewater. The wastewater flows from the septic tank to the drainfield or to a distribution device, which helps to uniformly distribute the wastewater in the drainfield. The gravel and soil act as biological filters. The capacity of the box and drainfield is limited by virtue of compartment size. The septic system which services the house you are renting is legally deemed sufficient to service the number of bedrooms in this house. Each bedroom is presumed to accommodate two persons.

Take care not to flush the following:

hair combings	tampons
coffee grounds	cigarette butts
dental floss	condoms
disposable diapers	gauze bandages
kitty litter	fat, grease, or oil
sanitary napkins	paper towels

and NEVER flush chemicals that could contaminate groundwater, such as:

paints	waste oils
varnishes	photographic solutions
thinners	pesticides

Further, tenants are being advised, and thus understand, that the premises are not serviced by a municipal water supply but rather by a so-called relatively shallow artesian well, which furnishes the water for each premise. Tenants are being advised, and, therefore, understand, that such on-premise water supply systems are necessarily limited and, therefore, cannot be and are not guaranteed by the Landlord to provide an unlimited supply of water.

P.O. Box 933 • The Commons, Little Compton, RI 02837

TEL: 401.635.2300 • FAX: 401.635.1620 • EMAIL: spinnakerre@necoxmail.com

www.spinnakerrealestate.com

Tenant has also been advised and, therefore, further understands that, as a consequence of these limitations, unlimited use of water supply and water disposal system can cause a failure of the sewage disposal system and/or water supply system with a resulting disruption and/or cessation of sewage intake capacity and / or water supply.

Accordingly, in the interest of preserving and maintaining the condition of premises-habitability which exists at the time of commencement of this lease, and in consideration of landlord's demise of said premises at a monthly rental which reflects consideration of the limitations of such systems tenant hereby agrees to observe and exercise, for themselves and their invitees, reasonable conservation measures with respect to water usage and consequential waste water discharge.

Further, in consideration of such premises herein, tenant hereby agrees that if, despite such conservation measures, the water supply and/or the sewage disposal system fails to perform and the premises becomes uninhabitable, through no fault of the Tenants. Tenants will vacate the premises and the Landlord will reimburse the remainder of the tenancy fee.

In the event that the water and sewage systems have failed because of excessive use and a failure on the part of the Tenants and his guests to observe the limitations of the systems, Tenants' damage deposit will be forfeited to deal with the repair of the systems and the rental of the property will cease and Tenants and guests will vacate the premises immediately and will not be reimbursed for the remainder of the term.

Tenant Responsibilities:

- Occupancy will be strictly enforced.
- Recognize that each bedroom is to accommodate no more than two adult persons, unless otherwise noted.
- Tents and campers/RVs of tenant invitees are only permitted by written consent of property owner and/or his agent, prior to tenancy term.
- Outside showers are to be used whenever possible.
- Tenant is responsible for educating his guests about the use of water and sewage.
- Tenant and guests must observe rules about what may be disposed of in toilets.
- Additional overnight guests or large parties (total number of participants exceeds twice the maximum occupancy) need to be discussed with and approved by the real estate office.