

## Lease Addendum

### {Property Address}

1. It is understood that this addendum is incorporated as part of the lease.
2. No pets or water furniture allowed on the premises, unless with written permission from landlord or agent.
3. Lessor and lessee acknowledge that {first month amount} shall be used as the first month's rent. {last month amount} shall be used as the last month's rent. {cleaning amount} shall be used as a cleaning deposit.
4. No beer keg or "open" parties are allowed at anytime; tenants shall not have any parties of 10 or more people without the consent of the landlord.
5. Subletting shall not be unreasonably withheld pending application acceptance by the lessor or managing agent in writing. Current tenants will be responsible for collecting money from the sublettor and will be paying the landlord with a check in their name. Landlord reserves the right for the balance of the rent to be paid in full if tenant/s decide to sublet.
6. Lessees must notify Lessor of intention to renew the lease no later than {last notify date}. Lessees understand and agree that lessor may begin showing the property for lease on {last notify date}.
7. Lessees agree to allow the lessor or its designated representative entry to the apartment between 9AM and 9PM for any valid purpose (i.e. to show the apartment to prospective tenants or buyers, periodic inspections, maintenance and repairs) with one hour telephone notice and/or without tenants being present.
8. Termination of the lease: The lessee acknowledges that the lease terminated at 12:00 midnight of the final day of the lease term. Lessee must insure that the apartment is empty and cleaned by this time. There are no exceptions. Upon inspection of the apartment, should the lessor find it an unsatisfactory condition, a professional cleaning service may be hired and the lessee will be charged. Cleaning includes:
  - a. Kitchen:
    - i. Removal of all food items from the refrigerator/freezer and cabinets.

- ii. Cleaning/defrosting the refrigerator/freezer, and wiping cabinets.
    - iii. Cleaning the dishwasher.
    - iv. Cleaning the oven/stove.
  - b. Bathrooms:
    - i. Cleaning/disinfecting the tub/shower.
    - ii. Cleaning/disinfecting the toilet/sinks.
  - c. Overall:
    - i. Vacuuming, sweeping, mopping of all floors.
    - ii. Removal of trash from the apartment.
    - iii. Removal of all furniture and personal items
9. After taking occupancy, should the landlord allow the tenants to break the lease early the landlord may charge a termination fee equal to one half month's rent in addition to the obligation of continuing to pay rent until the place has been rented and new tenants start paying rent.
10. Tenants understand that if a property is "For Sale" it may be shown periodically with prior notice, tenants lease will not be affected upon sale.
11. Tenants are responsible for trash-removal. No trash shall be left in hallways. Trash or any other personal property must be maintained within the confines of the apartment.
12. A {bounced check amount} fee will be charged for any bounced check.
13. Lessees and co-signers acknowledge and agree that any non-payment of rent or non fulfillment of the lease agreement may be reported to all three national credit bureaus.
14. Security deposit may not be used as rent.
15. Lessee agrees to pay all costs including attorney fees should the lessor prevail in any action involving the enforcement of this lease.
16. There is a {quit notice amount} notice fee expense for each 14 day notice to quit that is necessary.
17. Lessee understands that if the apartment will not be vacant prior to move-in, the apartment may not be delivered cleaned and in good repair and that any such cleaning or work may have to be done after lessee takes occupancy.
18. Lessees agree to provide completed guarantor forms within 3 days. Guarantors must have sufficient income resources to cover the lease obligation and have no derogatory credit. Should the lessees fail to provide all these forms, the lessor may, at his own discretion, terminate the agreement and rent the property to another party. All deposit moneys may be applied to actual damages sustained by the lessor.
19. Tenants are responsible for insuring their personal belongings.
20. If rent is not received by the {over due day} of the month, there will be an additional

charge of {late payment amount} added to that particular month's rent.

21. Rent checks must come in one envelope. Multiple checks will be allowed only if they are sent in the same envelope.

I/we have read the lease and this addendum and understand it. I/we agree to abide by this contract as it is written, including each clause without exception. Signed:

Lessee: \_\_\_\_\_

Lessee: \_\_\_\_\_

Lessee: \_\_\_\_\_

Lessee: \_\_\_\_\_

Lessor: \_\_\_\_\_