



This is intended as a binding contract, no representation is made as to the legal validity or adequacy of any provision. If you desire legal advice, please consult your attorney or tax advisor.

This addendum is originated by the landlord regarding the residential rental agreement dated: _____ between the following parties:

Landlord/Property Manager: _____

and Tenant: _____

Property Address: _____

If for any reason, a deposit or rental check is returned by the tenant's bank, all future payments must be made by money order or cashier's check. Cash will not be accepted.

- 1) During the last 30 days of tenancy, the security deposit shall ensure that the property is in a clean, neat and rentable condition, available for showings during normal business hours.
- 2) Tenant agrees upon vacating the rental property that the carpet shall be cleaned by a professional carpet cleaning company and will maintain the rental property in a rentable condition. Receipt must be provided by the tenant with respect to that carpet cleaning.
- 3) Tenant will place all maintenance requests via their tenant portal, which will be activated upon move in. Tenant must provide management company with current email address.
- 4) Tenant agrees to abide by the CC&R's of the community. If a violation occurs or a fine is assessed, the tenant shall pay the fine and is responsible for getting the violation removed.
- 5) All homes are non-smoking. Tenant agrees to not smoke in the home. If it is detected that the home has a smoke smell or damages caused by smoking, the tenant is liable for all remediation costs. This includes air duct cleaning, carpet cleaning and repainting of the interior of the home.
- 6) Tenant agrees to do proper watering, as needed to maintain the vegetation. Vegetation that is found to be in a dry or dead state will be considered negligence and replacement and removal cost will be the responsibility of the tenant.
- 7) Tenant agrees to provide a key(s) within 24 hours of changing locks on the home.
- 8) Tenant agrees to clean up pet waste daily for any approved pet.
- 9) If a plumber is called to the property and provides a written statement that the cause of the blockage or repair is due to a foreign object found or caused by tenant negligence, the tenant shall be billed for the service fee upon receiving the invoice.
- 10) This rental agreement shall not be listed as an asset or debt in the event that tenant files bankruptcy.
- 11) If applicable, tenant is fully responsible for pool safety.



12) Listed below are estimates of charges that the tenant may incur at move out if applicable:

- a) \$100 replacement of garage door remotes or gate remotes
- b) \$25 replacement of drip pans
- c) \$50 replacement of mailbox or community keys
- d) \$150 rekey of all locks if all keys are not returned at move out
- e) \$100 removal of oil stains in garage or driveway
- f) \$200 and up for final yard clean up
- g) \$200 and up for interior cleaning of home, including but not limited to: baseboards, windows, screens, cupboards, bathrooms, ceiling fans, appliances etc.
- h) \$100 and up to replace/repair missing/broken window screens or window treatments.
- i) \$200 and up to paint interior of home due to excessive wear and tear
- j) \$100 and up to repair/patch drywall.

Tenant(s) agree to all terms and conditions of lease and addendum(s) to lease. Tenant (s) agrees and is aware that for any reason an action of collection is instituted, any and all fees added to the collection from any source to include attorney fees and/or collection fees will be added to the funds due amount. The undersigned agrees to the additional terms, conditions and acknowledges receipt of copy hereof.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Property Manager: _____ Date: _____