



ADDENDUM TO RESIDENTIAL LEASE AGREEMENT
Rules & Regulations

Subject Property: _____

AGREEMENT DATED: _____ **BY AND BETWEEN**

_____ **(LESSOR) &** _____ **(LESSEE)**

The following is hereby made a part of this lease:

- No changes, alterations, modifications or additional shall be made to the subject property without written approval by Lessor.
- Any additions made to the property by the Lessee shall become the property of the Lessor and without compensation to the Lessee at the termination of this lease unless otherwise stipulated in a written agreement.
- No smoking inside the house or garage.
- Replacing burned-out light bulbs is responsibility of Lessee, and all bulbs shall be in working order prior to Lessee's move-out.
- Lessor or Lessor's representative shall give a minimum 24-hour notice to Lessee, via phone or email, prior to entering premises for periodic inspection(s).
- No swimming pools of any kind, no trampolines, no sheds, will be allowed, nor anything that may cause the grass to die.
- No commercial business of any kind may be operated out of the subject property.
- Lessee shall routinely water plants and keep all walkways free to clutter and debris.
- Change/clean air conditioner filters monthly. Any repairs caused by dirty filters shall be at Lessee's expense.
- Do not place items in toilets, sinks, or disposal that can cause lines to become clogged. The cost to unclog lines will be at the Lessee's expense.
- Lessee is responsible for Lawn Care, Pets Control and Utilities, unless informed otherwise. If Lessor finds lawn is not in suitable condition, a warning will be issued. If the problem is not remedied, Lessor will address and the expense will be added to the following month's rent.
- Toys, bicycles, hanging clothes, and the like, are NOT permitted in the front of the property.
- Vehicle repairs are prohibited in the parking lot carport/driveway of this residence. Refrain from keeping any part of, or the whole of an inoperable motor vehicle on the leased premises.
- Refrain from using the premises in any fashion inconsistent with quiet neighborhood standards including the keeping of anything unsightly, hazardous or noisy. After proper warning, failure to conform to this policy will be grounds for eviction.
- Carpet cleaning (if applicable) during the term of the lease is Lessee's responsibility. If damage outside of normal wear and tear is assessed, Security Deposit will be charged to cover the carpet cleaning expense.
- Lessee shall not use barbecue grills, smokers or other cooking utensils UNDER the covered area of the patio/garage, as the smoke discolors the painted surface. Lessee will be responsible for any damage that may occur.
- Parking is to take place on authorized areas only. Grassy areas are NOT to be used for parking.
- Lessee is encouraged to secure Renter's Insurance on personal belongings. The Lessor is not liable for any damages to personal property.
- Please report any leaks or maintenance repairs at once, to Lessor or Lessor's Representative, _____.
- In an emergency situation, please contact the proper authorities and then place a call to Lessor.
- Rent is due on the 1st day of each month. If rent is paid on the 6th day or later, a \$100.00 late fee shall apply. Failure to comply to this policy will be grounds for eviction.

HAZARDOUS WEATHER

- In the event of hazardous weather, it is advised that the Lessee follows all state and local advisories and warnings in regard to precautions and evacuation orders.
- Do not tape or board up any patios or windows.
- Lessee is responsible for taking precautions in the event of freeze warning.
- Remove all items from the patios, balconies, and any personal belongings outside of residence. In the event items are not removed and unforeseen damage occurs, all repairs will be at Lessee's expense.
- No pets are to be left in the residence should an evacuation be ordered. This includes fish, gerbils, dogs, cats, etc...
- Lessor is not responsible for any vehicles left on the property.
- In the event of a mandatory evacuation, Lessee is responsible to completely empty the refrigerator, unplug and leave refrigerator door open.

Lessee Initials: _____

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Lessor Initials: _____

DISCLAIMER OF PERSONAL PROPERTY

The Lessor of this property is not responsible for any loss or damage to personal property of the Lessee. Lessee is solely responsible for Lessee's personal property.

The following are examples of incidents for which Lessor has no liability:

BURGLARY: Should this rental property be burglarized and any of the Lessee's possessions stolen, Lessor has NO liability for this incident.

WATER DAMAGE: If a water line breaks or if there is a roof leak, which results in damage to Lessee's possessions, Lessor has NO liability for damage.

FIRE: In the event of fire, Lessor's insurance will cover damage to structure and possessions belonging to Lessor. Lessee's personal belongings are not covered.

Great Oaks Realty, it's agents, and Lessor strongly encourage Lessee to purchase Renter's Insurance to cover any perils which could involve Lessee's property.

Lessee Initials: _____

Lessor Initials: _____

MOLD AND MILDEW

DEFINITION: Mold consists of naturally occurring microscopic organisms, which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types of mold can lead to adverse health, and/or visible residue growth ranging in color from orange to green, brown, and/or black. Often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduces the chance of mold growth.

CLIMATE CONTROL: Lessee agrees to use all air-conditioning in a reasonable manner, and to use heating systems in moderation.

LESSEE AGREES TO:

- Keep the premises clean and regularly dusted, vacuumed and mopped
- Use hood vents when cooking
- Hang shower curtains with the bathtub (if applicable) when showering
- Water all indoor plants outdoors
- Wipe down floors after any water spillage
- Wipe down windows and sills if moisture present
- Use ceiling fans, if present
- Use household cleaners on any hard surfaces
- Remove garbage regularly
- Periodically inspect for leaks under sinks

LESSEE SHALL REPORT TO LESSOR IN WRITING:

- Visible or suspected mold
- All A/C or heating problems or leaks
- Shower/bath/sink/toilet overflows
- Refrigerator and A/C drip pan overflows
- Any and all excess moisture

SMALL AREAS OF MOLD: If mold has occurred on a small non-porous surface such as ceramic tile, and the mold is not due to an ongoing leak, Lessee agrees to clean the affected area with soap and a small amount of water, let the surface dry, and then within 24 hours apply a non-staining cleaner such Lysol Disinfectant, Pine-Sol, Tilex Mildew Remover or Clorox Cleanup.

TERMINATION OF TENANCY: LESSOR reserves the right to terminate the tenancy and LESSEE agrees to vacate the property which may pose a safety or health hazard. and/or LESSEES actions or inactions are causing a condition which is conducive to mold growth.

HOLD HARMLESS: *LESSEE shall hold agent harmless and shall look solely to the LESSOR in the event of litigation or claims concerning injury, damage or harm suffered.*

PARTIES: THIS ADDENDUM IS BETWEEN THE LESSEE AND LESSOR. THIS ADDENDUM IS IN ADDITION TO AND MADE PART OF THE LEASE AGREEMENT. IN THE EVENT OF ANY CONFLICT BETWEEN THE LEASE AND THIS ADDENDUM, THE PROVISIONS OF THIS ADDENDUM SHALL GOVERN.

_____ LESSEE	_____ DATE	_____ LESSOR	_____ DATE
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_____ LESSEE	_____ DATE	_____ LESSOR	_____ DATE
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