



Lease Addendum

Property Address: _____

Tenant: _____

Landlord: _____

The following conditions apply to the lease signed by _____, _____
_____ (tenants) and _____ (landlord) for the property
located at the address above.

Lease dates:

Rental amount for the terms of this lease is _____ per month. If rent is paid by the ____ day of every
month then there will be an early rental discount of _____ and the rent amount will be _____.

If the rent payment is late,

Rent is late: on the _____ day of the month.

Rent will be discounted \$ _____ if received by landlord the _____ of the month.

Method of payment: check certified funds Other _____

Late payment fee: \$ _____ initial late fee \$ _____ per day thereafter

Returned Check/Stop Payment Fee: _____

The terms of this lease are contingent upon final employment verification _____ hours prior to move in
date. In the event a verification can not be made verification will be attempted on each of the following
_____ days during which tenant will not be allowed to move-in and rental payments will not be pro-
rated. If verification cannot be made in _____ days from move-in date the lease will be terminated and
tenant will have no right to the property.

Occupancy and Use: The property will only be occupied as a private residence by tenants listed on this
lease, plus the following children:

Name: _____ Age _____

Name: _____ Age _____

Name: _____ Age _____

Name: _____ Age _____

Any other occupants not authorized in advance by the landlord will be in direct violation of this lease.

Tenant must provide _____ days notice of intent to vacate prior to the termination of the lease.



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Property Condition: Tenant will complete and sign move-in property condition form within _____ days after the beginning date of this lease. Tenant accepts the property in as-is condition.

Utilities: Utilities will be paid for as follows:

Check boxes for Tenant and Landlord, please

	Tenant	Landlord
Gas	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>
Electric	<input type="checkbox"/>	<input type="checkbox"/>
Refuse Collection	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input type="checkbox"/>
Cable TV	<input type="checkbox"/>	<input type="checkbox"/>

The landlord will be allowed to advertise the property during the last _____ days of the lease once the tenant has given notice.

Keybox authorized during the last _____ days of the lease.

Yes

No

Tenant will be given _____ hours notice in advance of any showings.

The tenant is is not required to purchase renter's insurance.

Minimum liability policy amount is \$_____.

Minimum content policy amount is \$_____.

Security Devices and Exterior Door Locks

Landlord/Property Manager checked and/or repaired all window latches and security latches on this date: _____, 20____

Landlord/Property Manager rekeyed all exterior door locks on this date: _____, 20____

Alterations and Repairs by Tenant:

Tenant will not, without Landlord's prior written consent, alter, re-key or install any locks to the premises or install or alter any burglar alarm system, remodel or make any structural changes, alterations or additions to the premises.

Parking

Landlord allows _____ vehicles on the property at any given time.

Landlord Does Does not intend to act as property manager.

Landlord provides the following cleanliness guidelines:

Tenant will send rent check to:



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Smoke Alarms

Landlord/Property Manager tested all smoke detectors on: _____, 20_____

- Property subject to HOA Rules Regulations Yes No
- If yes, has tenant been given HOA Rules and Regulations Yes No

- Lawn Policy
 - Tenant will care for lawn
 - Landlord will care for lawn
 - Lawn service will care for lawn at Tenant's Landlord's expense

- Deposit and Rent Policy: Deposit is equal to: \$ _____
- Landlord will return deposit within _____ days after the termination of the lease, less any treatments or repairs.

- Assignment of agreement and subletting: Tenant will not sublet the premises or any portion thereof, or assign this Lease without the prior written consent of the landlord.

- Early Termination
- Landlord does does not allow assignment or subletting with approval of a new renter.

If Tenant finds new lessee:

- Assignment/Subletting Fee: _____% of one month's rent
- _____\$

If Landlord finds new lessee:

- Assignment/Subletting Fee: _____% of one month's rent
- _____\$

• Termination of Lease—Holdover:

Either Landlord or Tenant may terminate this lease at the expiration of said Lease or any extension thereof by giving the other (30) days written notice prior to the due date. Since time is of the essence in all matters of this Lease, and especially with respect to the issue of setoff, deduction, or demand, except when that day falls on a weekend or a legal holiday, in which case rent is due on the next business day.

- Pet Policy:

Pets Allowed

- No
- Yes

- Cats Only Dogs Only
- Pet deposit \$_____ Refundable (less damages) Non-Refundable
- Maximum Pet Size _____ lbs.
- Prohibited Breeds: _____
- Pet Policy Violation Initial Fee Charge: \$_____
- \$_____ Each additional day tenant violates pet policy.

Landlord Signature _____ Date _____

Tenant Signature _____ Date _____