



Tenant Responsibility and Early Termination Addendum

Tenant Responsibilities

Attic Space: It is prohibited to store any materials in the attic space.

External Piping: External pipes must be protected from frost. Damaged pipes due to freezing will be the Tenant's responsibility to repair.

Issue Reporting: The Tenant MUST report all issues requiring repair promptly to the Landlord for correction.

Examples:

1. A/C problems
2. Leaking faucets, drywall damage due to leaks
3. Damaged, cracked or missing caulking around sinks, tubs and showers
4. Improper door, window, appliance operation
5. Cracked, damaged or loose floor or wall tiles
6. Malfunctions in the irrigation systems (if available)

Failure to report these types of issues will increase repair costs. Increased costs will be the Tenant's responsibility.

Liability Insurance (if applicable): At all times the lease is in effect, Tenant must, at Tenant's expense, maintain in full force and effect a public liability insurance policy in an amount not less than \$300,000 on an occurrence basis for losses related to the Property and pool and spa.

Mold Prevention: The Tenant is required to run the A/C system during the summer months and report any leaks.

Pest Extermination (bugs): It is the Tenant's responsibility to implement and maintain the Property with a bug control program. Receipts are required.

Pest Extermination (rodents): It is the Tenant's responsibility to notify the Landlord immediately upon noticing any rodents or signs of rodents.

Pool Maintenance (if applicable): Pool maintenance is included but the Tenant still has some responsibilities regarding the pool:

1. Pool water level must be maintained at an agreed level; failure to do so will result in pump failure.
2. Run the pool pumps during freezing temperatures; pool pumps are required to be run during freezing temperatures to avoid pump and plumbing damage.
3. Metal objects (items that can rust) and fertilizer must be kept out of the pool.
4. Report pool issues immediately.

Damage resulting in failure to perform these actions will be Tenant's responsibility to repair/correct.

Tenant Responsibility and Early Termination Addendum (continued)

Regular Inspections: The Landlord will conduct regular property inspections two times per year. These inspections will be scheduled at a mutually acceptable time.

Warranty Service Fees (if applicable): The Tenant will be charged the Home Warranty Service Fee if it is determined that the damage has been caused by the Tenant (i.e. inappropriate item flushed down the toilet).

Yard Maintenance: Please check the MLS and/or Agent for information about this particular lease.

- Front yard maintenance is included
- Front and backyard maintenance is included
- No maintenance is included. Tenant is responsible for front and backyard maintenance.

Early Termination

If Tenant defaults on the Lease causing early termination thereof, Tenant will be responsible for all costs incurred until such time that the Property has been rented or said Lease Agreement has expired.

Costs will include:

1. Rent
2. Utility Costs (water, gas, electric, etc.)
3. Yard maintenance which includes watering, weeding, trimming and mowing
4. Re-listing fees
5. Re-keying fees

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Tenant Signature	Printed Name	Date

