

**Attachment: Special Provision to Lease between Pegah, Inc. and \_\_\_\_\_**

1. **Communication:** Emails sent to Pasha Javidpour at pasha.javidpour@gmail.com is the preferred and approved method for all tenant and landlord communications or notifications. If landlord or tenant change phone numbers or email addresses, either party will notify each other within 5 days.
2. **Smoking:** Smoking is not permitted inside the house, but is permitted outside the house as long as smoking materials are properly extinguished and disposed of.
3. **Documents:** Tenant to provide a copy of the renter's insurance prior to start the lease and conditions and inventory form within 10 days after beginning the lease.
4. **Entering property:** Landlord will not enter the house without notifying tenant unless there is an emergency.
5. **Landscaping:** Tenant will maintain landscaping for the yard at a minimum every other week (twice per month) through regular landscaping contractor Mr. Jaime Vasquez and his crew (approx. \$35/visit unless increased by Jaime) and tenant will water the yard a few times per week or as needed so yard is not damaged. When Mr. Vasquez sees it is necessary once or twice per year bushes and small trees around the property will be trimmed and at least once per quarter dead leaves/debris will be removed from the roof at additional charges payable by Tenant to Mr. Vasquez.
6. **Property maintenance:** Tenant is responsible for changing A/C filters once every three months. Additionally, in order to make sure interior and exterior of property and outside yard are staying in good condition, once per quarter tenant will email landlord a few pictures of filter replacement and interior/exterior of property. If pictures of filter replacement and property are not sent on a timely basis landlord will first ask for pictures to be emailed and if not received will then schedule a visit to replace filters and view property. Trip charge for not receiving filter replacement and interior/exterior property pictures is \$75.00 and added to following month rent.
7. **Pest control:** Tenant is responsible for periodic professional pest control services, or spraying the interior and exterior of the home themselves with Ortho Home Defense every 3-6 months. Ortho Home Defense 1.33 gallon with electric wand is available at Home Depot, Lowe's or Walmart for \$15.00-\$20.00. Ortho Home Defense is an effective pest control method and easily applied with electric wand. Tenant to email landlord pictures of this or professional pest control invoice under similar conditions to section above. If not received landlord will bill back pest control costs and trip charges and tenant will pay balance with following month rent.
8. **Repairs:** Tenant is responsible for any repair equal to or less than \$200.00. Landlord is responsible for remaining cost of repair over \$200.00. Tenant must first notify landlord and landlord must give approval by email prior to any repairs being made. All repairs should be made by a qualified, licensed (if applicable) and reputable/well reviewed contractor unless approved otherwise by landlord.

9. **BBQ grill:** Outdoor BBQ grill and outdoor fridge may not be operational, but tenant accepts as-is. If tenant chooses to, they are allowed to bring their own outdoor BBQ grill if current grill is not working. Any potential damage caused by any outdoor BBQ grill is tenant's financial responsibility.
  
10. **Responsibility:** Tenant is financially responsible and fully liable for personal injury to any person and loss or damage to any real property that are authorized by tenant to access the property.
  
11. **Parties/Quiet Hours/Guests:** Tenant agrees to not throw large (greater than 10 people) and/or loud parties as there would be a \$250.00 fine and Tenant would be in default of the lease agreement/special provisions, unless there are special circumstances and it is first reviewed and potentially approved by Landlord in writing by email well beforehand. Quiet hours are after 10pm since it is a quiet neighborhood. No long-term guests (i.e., more than one month) other than who is listed in the lease agreement, or otherwise first reviewed and potentially approved by Landlord in writing by email.
  
12. **Utilities:** Prior to lease expiration and canceling the working status of any utilities, tenant agrees to discuss electric, gas and water utility transition with landlord so that the home is not left without those utilities.

*(Signatures)*

Landlord: \_\_\_\_\_, Date \_\_\_\_\_  
 Pegah, Inc.

Tenant: \_\_\_\_\_, Date \_\_\_\_\_

Tenant: \_\_\_\_\_, Date \_\_\_\_\_