

Attachment "A" as listed in Special Provisions of the Lease

Additional Rules per Landlord

Thank you for your interest in leasing **209 Dover**. We are individuals who manage and repair this property with the exception HVAC and major plumbing issues. With that being said, we will address any issues as quickly as we can, but if repair companies need to come, we are limited to their availability.

Please DO NOT call us on Friday afternoon after 4 o'clock and tell us the AC isn't working. We will not pay for overtime service for weekends or holidays. Please be diligent in watching for issues so they can be addressed as timely as possible. Most AC issues we have seen are because of filters not being changed. IF an AC issue is because of a dirty filter, you are responsible for the repair bill. Filters must be changed monthly, and it's perfectly ok to use the cheap fiberglass filters. Just CHANGE them.

The plumbing is original. DO NOT put anything into the toilet except Toilet Paper! This means NO Tampons, Kotex, Condoms, Flushable Wipes of any kind; Clorox wipes, Dude Wipes, ETC. If there is a clog and any of these items are the cause you are responsible for the repair bill.

The Sheetrock has had many repairs over the years, but is mostly original. DO NOT hang anything on the wall that would require a Screw or Molly bolts. DO NOT mount TVs on the walls, NO Large heavy mirrors, NO mounted Shelves, NO curtain Rods above the windows for Drapes, NO hooks or nails in kitchen and bathroom cabinets.

These are things I thought I would never have to put in writing but these are my rules, and we will keep your deposit for the following violations:

- PAINTING of any kind – even if you think you are going to paint back to original color.
- Removal or breaking of Smoke detectors. They are new and have a "silence" button if you have a bad cooking day.
- Mounting of additional shelves on walls or closets.
- Fish Aquarium or Waterbeds.
- Holes in the sheetrock or doors from temper tantrums, large screws or anything else. All the interior lockable door knobs have a way to unlock without breaking the door, familiarize yourself with how to do this.
- Please do not use the fireplace.

We do know what normal wear and tear looks like compared to full out abuse.

If you wish to add pets to the lease, please call us prior to bring the pet into the house as an additional pet fee is required, and breed and size may not be allowed. If you wish to add people to the lease older than 18 years old, please call us prior to move in, as a background check at your expense is required. If pets or people are observed living on the property that are not listed on the lease and you have not contacted us, we will immediately terminate the lease.

When you move out, the house must be clean. This includes, the oven and stove top free of grease and grime, refrigerator, dishwasher, walls, baseboards, floors, sinks, toilet and window blinds. The yard must be mowed and edged, and no debris of any kind left on the property. Garbage and Recycle cans should be emptied. No pileup of unwanted furniture and belongings left on the property.

Basically, enjoy the house, but leave it like you found it.

Tenant Initials _____ Tenant Initials _____ Landlord Initials _____