

# ADDENDUM TO LEASE AGREEMENT

## TENANT AGREEMENT OF LANDLORD'S POLICIES

1. TENANT UNDERSTANDS THAT RENT IS DUE ON THE FIRST OF THE MONTH AND LATE AFTER THE THIRD. IF RENT IS NOT RECEIVED BY THE THIRD, EVICTION PROCEEDINGS MAY BEGIN.
2. TENANT AGREES NOT TO INSTALL ANY BARS ON WINDOWS OR DOORS.
3. TENANT AGREES NOT TO HAVE A TRAMPOLINE ON THE PROPERTY.
4. TENANT UNDERSTANDS THAT INSPECTIONS MAY BE DONE ON THE PROPERTY THROUGHOUT THE TERM OF THE LEASE.
5. TENANT AGREES NOT TO CHANGE ANY LANDSCAPING WITHOUT OWNER'S WRITTEN APPROVAL
6. TENANT AGREES THAT ANY IMPROVEMENTS OF FENCE LINES, CATTLE GATES, BARNS/SHELTERS, TREES, AND PAINT REQUIRE LANDLORD APPROVAL.
7. TENANT AGREES ONLY TOILET PAPER & ORGANIC MATTER CAN GO DOWN THE SEPTIC. INCLUDING SEPTIC-SAFE CHEMICALS/SOAP \*NO BLEACH
8. TENANT AGREES THE WELL AND WATER TABLE PROVIDE WATER. DROUGHT CONDITIONS MAY DICTATE SOME CONSERVATION.
9. TENANT AGREES DISCOURAGE BURNING OF ANY KIND (GARBAGE) WHEN A BURN BAN IS EFFECT
10. TENANT AGREES 2ND MASTER BATH SINK IS UNUSABLE (VALVES ARE OFF AND SHOULD REMAIN OFF).
11. TENANT IS NOT TO MODIFY OR PAINT THE PROPERTY WITHOUT PRIOR WRITTEN APPROVAL FROM THE PROPERTY OWNER.
12. TENANT AGREES TO CHANGE AIR FILTERS EVERY MONTH. ANY AIR CONDITIONER REPAIR THAT IS A RESULT OF FAILURE TO CHANGE FILTERS WILL BE TENANTS RESPONSIBILITY TO PAY.
13. TENANT HAS VIEWED THE PROPERTY AND ACCEPTS THE PROPERTY IN "AS IS" CONDITION WITH THE EXCEPTION OF ANY NEGOTIATED AND APPROVED REPAIRS ON THE APPLICATION FORM.
14. TENANT IS RESPONSIBLE FOR FIRST \$75 OF EACH MAINTENANCE REPAIR EXCEPT THOSE STATED IN THE LEASE AS SOLE RESPONSIBILITY OF PROPERTY OWNER.
15. TENANTS ARE RESPONSIBLE FOR SMOKE DETECTOR BATTERY REPLACEMENT AND AGREE TO NOTIFY LANDLORD IF A SMOKE DETECTOR IS DEFECTIVE. IF IT IS FOUND DURING ANY INSPECTION THAT BATTERIES ARE INOPERABLE OR MISSING, TENANT WILL BE CHARGED \$10 FOR EACH REPLACEMENT. IF SMOKE DETECTORS ARE REMOVED BY THE TENANT FOR ANY REASON, THE TENANT WILL BE CHARGED \$35 FOR EACH SMOKE DETECTOR REPLACEMENT.

**THE FIRST PROPERTY INSPECTION WILL TAKE PLACE APPROXIMATELY 45 DAYS AFTER MOVE IN.**

**BY SIGNING BELOW, THE TENANT AGREES THAT THIS ADDENDUM BECOMES PART OF THE LEASE AGREEMENT.**

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TENANT                                  DATE

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TENANT                                  DATE

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LANDLORD                                  DATE