

HOUSE RULES ADDENDUM - A

This Lease Addendum is incorporated into and made part of the Lease (or month to month agreement) executed by the Landlord and the Tenant referring to and incorporating the Leased Property.

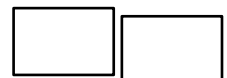
PROPERTY ADDRESS:

LANDLORD:

TENANT: _____ **TENANT:** _____

The policies and rules contained herein may be modified and new policies and rules adopted by Landlord/ Landlord's Agent and shall become effective on the date indicated on the addendum, or thirty days after delivery of a copy of the amendment, or amended rules, to Tenant, whichever is later.

1. **RIGHT TO INSPECT:** Landlord Reserves the right to inspect the property with 24 hour notice to Tenant.
2. **LATE PAYMENTS:** Please be advised that Late payments to will be reported Credit Bureaus.
3. **PETS:** No Other pets than the ones agreed in the pet agreement are allowed on the property, even to visit without owners' approval. Violations fees will be ENFORCED.
4. **NO PAINTING:** Tenant may not paint interior in any way without prior consent form Landlord. If this occurs, deposit will be forfeited & Tenant will be responsible for expense to re-paint.
5. **AIR CONDITIONERS:** Tenant agrees to change filter every 3 months at Tenant's expense. If Tenant requests service for malfunctioning HVAC and service person determines failure due to Tenant's failure to change air filter or grass clippings in coil/fins, Tenant will pay for service call.
6. **HOUSE CLEANED:** Tenant agrees to provide a paid receipt at the end of the rental relationship for the entire home to be professionally cleaned at Tenant's expense.
7. **DISHWASHER:** Tenants will be responsible for any damage or blockage caused by improper use of the dishwasher. No food substances or bones should be placed in the dishwasher as this can cause serious damage. Please (i) make sure that items are free of food remains and bones. Rinse before placing in dishwasher.
8. **TOILET STOPPAGES:** Tenant will be responsible for repair expense in the event of a stoppage or clog.
9. **FIRE EMERGENCY PROCEDURES:**
 - a. If you hear a smoke alarm and/or see smoke or fire, call 911.
 - b. Direct any family members in the dwelling to exit.
 - c. Stay near the floor if you must evacuate through a smoke-filled corridor. Smoke rises, so the clearest air will be at floor level. Breathe sparingly and move quickly as possible toward the nearest exit.
 - d. Leave the fire area, closing all doors behind you, but do not lock them.
 - e. Never go back into a burning building to save pets or personal possessions - no matter how valuable they are to you.



10. GARBAGE DISPOSAL, MICROWAVE, DISHWASHER, WASHER/DRYER, WATER FILTRATION SYSTEM & FRIDGE: Landlord will repair up to 2 weeks of Commencement date and Tenant is responsible for repair costs afterwards).

11. SMOKE DETECTORS: For safety, Tenant agrees to periodically check to make sure the smoke detector battery is working. It's your responsibility to replace the battery or notify Management that the smoke detector is not working. Smoke detectors **MUST NOT** be disabled at any time.

12. YARD/GROUNDS: Tenant shall properly care for and mow the grass, remove weeds; remove trash and debris; add mulch and fertilizer where needed and adequately water and maintain the lawn, shrubbery, bushes, flowers, trees and grounds. If yard is not properly maintained, Management reserves the right to hire someone to mow or care for yard and charge the expense to Tenant as additional rent, after first advising Tenant that they have **72 hours** to handle the responsibility.

13. DEPOSIT: NOT to be used as last month's rent under any circumstance. If Tenant causes damage to the property, landlord has the right to apply this deposit to the cost incurred to offset any damages due to the Tenants' lack of execution as agreed upon in the lease agreement. Landlord may retain any portion of this deposit necessary to compensate the landlord for financial burdens caused by the Tenant.

14. PEST CONTROL: Tenant acknowledges that the rental is free of pests at beginning of the occupancy and agrees that Tenant is responsible for keeping the premises clean and free of pest and will pay for pest control service if desired or needed.

15. Subleasing is not allowed without prior consent form Landlord.

16. POOL: While the owner will maintain the pool, Tenant will be responsible for wrapping the pool pump and pipes before temperature falls below 32 °F and will remove when temperature maintains above 32 °F. Failure to do so may result in extra fees whether any damages occur or not at owner's discretion.

- **ACCESS:** With reasonable notice from the owner, Tenant will provide access to the pool for maintenance. Failure to do so may result extra fees at owner's discretion to the Tenant preventing access.

RECEIPT OF COPY ACKNOWLEDGED: Tenants hereby acknowledge that they have read these Rules and Policies and understand that this addendum is incorporated into and made part of the lease. Tenants understand it, agree to it, and have been given a copy.

Tenant's Signature: _____ Date: _____

Tenant's Signature: _____ Date: _____

Landlord/Landlord's Agent Signature: _____ Date: _____

Landlord/Landlord's Agent Signature: _____ Date: _____

