



Residential Lease Agreement

Addendum #1

1. Tenant must abide by all of the rules set forth within the covenants of any home owners association, if applicable.
2. No parking of campers, trailers, RV's, or un-motorized vehicles on the property.
3. No outside storage permitted including disabled cars, utility trailers, etc.
4. Loud noises or loud parties are not permitted.
5. The tenant is responsible for obtaining and changing all light bulbs and a/c filters. The filters should be changed each month for maximum efficiency from your heating and cooling system.
6. The tenant is responsible for bug control inside his/her rental home.
7. The tenant is responsible for broken water lines due to outside hoses not being disconnected during the winter months.
8. The tenant is responsible for maintaining the general appearance of the yard as explained in the lease.
9. Pets: Please refer to the provisions set for in the lease.
10. The tenant is responsible for all legal fees incurred in connection with a broken lease, damages, returned checks, etc.
11. A returned check fee of \$25.00 will be applicable on all returned checks.
12. A late fee of \$50.00 will be charged to the tenant if the rent is not received after the 5th day of the calendar month.
13. DO NOT CHANGE THE LOCKS ON THE HOUSE. This can be done only with the permission from the landlord, at your expense, plus a minimum fee of \$50.00 to have them re-keyed upon your termination.
14. If you lock yourself out of the house, you are responsible for calling a locksmith to let you in. If we have to come out to let you in, there will be a \$50.00 "inconvenience charge" due at that time.

15. Do not mount any satellite dishes without specific written permission from the landlord. Failure to do so will result in the forfeiture of your deposit.
16. The landlord is not responsible for snow removal of sidewalks or parking area. This is the responsibility of the tenant and shall be done at their risk and expense.
17. The security deposit, less any applicable charges, will be returned only after a complete and thorough inspection of the apartment and all of the repairs are completed. This will fall within 30 days of the date of expiration of the lease, or until all of the repairs are complete.
18. This lease takes effect on the dates listed in the main body of the contract and provided the current tenant has vacated. If the current tenant has not vacated the house which you are renting, this lease becomes null and void.
19. You are not permitted to place anything on the walls or doors of the house with **stick-on** installation techniques. **NO STICKY STUFF!** This includes stick on hooks. You may use small tack or small nail picture hoods (not screws). **DO NOT PUT ANY HOLES IN YOUR EXTERIOR DOORS.**
20. Upon vacating at the end of the lease, do not fill in the nail holes. This will be done for you. If it is determined that an excess of nail holes exist, you will be charged a fee.
21. We assume no responsibility for damage to your personal property regardless of the cause of the loss. This includes, but is not limited to; water leaks or loss of food. We strongly recommend that you obtain renter's insurance. If you obtain renters insurance, we are not responsible for paying any premiums or deductibles.
22. At the time of the termination of your lease, you will have the opportunity to renew the lease for an additional year, provide this is acceptable to the landlords.
23. Upon vacating the house, please note that you are responsible for the safe removal of all your possessions without damage to the house.
24. A washer, dryer and refrigerator may have been provided for your convenience. Removal of any one of these will result in the forfeit of your deposit and termination of your lease.
25. **PLEASE LEAVE YOUR ELECTRIC AND WTER ON FOR A PERIOD OF 7 DAYS AFTER THE KEYS ARE TURNED IN.**

Tenant Signature

Date

Tenant Signature

Date