

**Owners Addendum to Contract**

Landlords Addendum No. \_\_\_\_ to the Contract with the Effective Date of \_\_\_\_\_

Between \_\_\_\_\_ Lessee/Landlord

And \_\_\_\_\_ Leasors/Renters

Concerning the property described as: \_\_\_\_\_

(the "contract"). Seller and Buyer make the following terms and conditions part of the Contract: Tenants will have sent proof of or verification of employment and income, showing that tenant(s) have worked or received ( for the past 2 years) continual income.

Current monthly income shall be \_\_\_\_\_ times the monthly amount asked for in the monthly lease.

This amount can be an addition of all applicants' income combined. If there is more than one applicant or renter on the contract and one leaves before lease term is finished the others on the contract must be able to provide the same evidence of monthly income or the lease shall be terminated with any early termination fees indicated on contract.

Tenants shall provide a copy of an annual renters insurance policy with liability dated to start on the move in day. Copy to be given in with executed lease contract.

There shall be absolutely NO SMOKING in the condo/home by anyone, renter or guests. Immediate termination of lease if evidence of smoke or smoking is found. Damage fees will be applied.

No Pets allowed in the unit.

Monthly payments will be wired/zelled/deposited in the Landlords indicated rental account.by the 1st day of rental due. A late fee of \$50 for all deposits up to 3 days.

Full monthly rental payment is due up to 5 days maximum or Landlord will then consider that the tenant is terminating the lease. Early Termination clause will be applied.

A/C filters must be changed monthly at tenants cost. Cup of vinegar put in pipe to clear A/C lines. Smoke Alarm batteries must be replaced by Tenants. Tenant my paint unit but the unit must be returned to original color before terminating lease unless Landlord agrees that the color doesn't have to be re-covered.

Any holes in the walls shall be replastered or closed/fixed before the end of the rental lease, that are made by the tenant.

Keys given: Front Door \_\_\_\_\_ Mailbox \_\_\_\_\_ Pool \_\_\_\_\_ Other \_\_\_\_\_

Replacement cost if lost: \_\_\_\_\_

Comcast upgrades and electricity costs are not included. Any upgrades or fees are at the tenants responsibility. Tenant is responsible for the electric bill till the end of the lease. DO NOT STOP electricity/water/ without advising the landlord or leasing agent. Tenant is responsible to pay for electric/water bills till the end of the lease, or at an agreed early termination date.

No subletting without prior consent of the Landlord and the HOA/COA.

Any and all damage to the unit including appliances caused by the tenant apart from the usual wear and tear shall be replaced or fixed by the tenant before the end of the lease period. See original walk thru inspection.

Tenant will give landlord 2 months prior notice if he wishes or does not wish to renew the lease. Renewals of the lease may be possible, there will be a **minimum** of 2% increase every year added to the monthly rental amount.

Another application fee may be necessary by the HOA/COA. Any and all fees to be paid by Tenant if necessary.

If Tenant does not wish to renew lease, verbal or written notice shall be given at least 2 months before normal Termination date to the Landlord or Leasing Agent. Leasing agent will have the right to start advertising unit and have showings beginning 1 month before the end of lease. Showings must be permitted at least 2ce a week at agreed times during the day/night and include weekends.

Tenant has read and agreed to all the addendums above:

Landlord \_\_\_\_\_ Date \_\_\_\_\_

Landlord \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_