

ADDENDUM A

This addendum contains additional provisions that are included and part of your main lease agreement. Violation of these areas can constitute a breach of your lease.

- 1 **RENTERS INSURANCE** – Landlord strongly encourages tenants to obtain renter’s insurance. The Landlord’s insurance DOES NOT cover any damage to YOUR personal property in the event of, but not limited to, flood, fire, waterline break, etc. It also does not cover lodging or relocation costs if you are displaced due to events such as these.
- 2 **DECKS** – Decks and patios are not storage areas. Personal belongings, other than patio furniture (ie table chairs), may not be stored on decks or patios. Grills are not allowed on decks at any time as per local fire ordinances.
- 3 **LEASE START/END TIME** – Leases start at 12:00pm (Noon) on the 1st day of lease and end at 12:00pm (Noon) on the last day of the lease.
- 4 **LEASE-END PRORATION** – All leases end before the last day of the month. The rent for the last month will be prorated to the last day of your lease.
- 5 **LAWN CARE** – If you are responsible for lawn care at the property the lawn must be mowed weekly during regular growing season. Tenant is also responsible for keeping the property weed free (ie trimming, pulling weeds in flower beds, etc) during the tenancy. Property must be freshly mowed and weeded upon move out if moving during the lawn care season.
- 6 **SNOW CARE** – If you are responsible for snow care at the property it includes shoveling the sidewalks & entries within 24 hours of snow fall ending. Shoveling, per City ordinance, must be the full width and length of the walks. Tenants are also responsible for mitigating any ice on walks and entries. We recommend strongly that you carry renters insurance if you are responsible for snow care.
- 7 **EMAIL CORRESPONDENCE** - I (we) understand that the Landlord uses email as their main form of communication for notices of showings, maintenance correspondences, and various other issues (such as plowing times). I (we) have supplied the below email address that the Landlord should use. I (we) will keep the Landlord informed of any change to my email address during my tenancy.
- 8 **MAINTENANCE** – I (we) acknowledge that when I (we) make a repair request, verbally or in writing, that I (we) give my (our) consent for the Landlord and/or its agent(s) to enter the unit and make the repair during reasonable times. I understand that I (we) typically will not receive a call prior to the repair work, but that maintenance personnel will knock and announce themselves before gaining entry.
- 9 **VIEWING OF THE PREMISES** – I (we) acknowledge that we have seen, or have been offered and declined to see, the actual apartment prior to move in. We also acknowledge that the Landlord has made no additional promises to repair unless they are listed here. I (we) acknowledge that Landlord has provided us with a check-in sheet which includes an itemized description of the condition of the unit.

I (we) have read, understand and accept the above Addendum Provisions as part of my (our) lease. By my (our) initials above, I (we) acknowledge that the Landlord has identified and discussed each of the above provisions with me (us).

TENANT 1: _____	EMAIL: _____	DATE: _____
TENANT 2: _____	EMAIL: _____	DATE: _____
TENANT 3: _____	EMAIL: _____	DATE: _____
TENANT 4: _____	EMAIL: _____	DATE: _____
TENANT 5: _____	EMAIL: _____	DATE: _____
TENANT 6: _____	EMAIL: _____	DATE: _____
LANDLORD: _____		DATE: _____