

Addendum ~ Wessinger Properties

The following understanding shall apply to the property located at _____ for a rental term commencing _____.

Cleaning Fees: The sum of _____ shall be set aside from the existing Security Deposit and relabeled 'Cleaning Fee'. If the Tenant provides a 'move-in clean condition' unit upon move out, the cleaning fee shall be considered payment for services rendered and can be repaid to the Tenant. However, the carpet must be professionally cleaned at the tenant's expense.

Fire Hazards - These items and practices are not allowed:

- Upholstered furniture on exterior porches (plastic or metal furniture is allowed)
- Space heaters (unless with the express permission of the Landlord)
- Combustibles stored anywhere near the furnace or water heater
- Floor stand halogen lamps
- Burning candles
- Barbeque grills used on porches or decks
- Smoking inside of the building
- The use of sealed fireplaces

Security - The existing locks meet all housing requirements:

- No additional locks are to be installed without the Landlord's express permission

Plumbing - The Tenant is responsible for clogged garbage disposals and drain lines:

- Do not grind bones or fibrous materials in garbage disposals
- Do not remove the sink drain basket to allow food or hair or sediment into drain
- Do not flush tampons, grease, or soil down drains

Wall Hangings - Use small picture hanging brads or poster putty only:

- Remove all such items upon move out
- Do not use any ceiling hooks of any kind
- No tape or sticky adhesives are allowed on walls

Alterations - No alterations are allowed without the permission of the Landlord, such as:

- Additional cable or telephone wiring on the interior or exterior of the property
- Wall mounted shelves
- Window mounted air-conditioner units

Trash - The Tenant agrees to keep the trash neatly contained in the designated storage area:

- Do not store recyclables in interior hallways of apartment buildings
- If you are living in a single family house, take the trash to the curb weekly and return the garbage cart to the rear yard within 12 hours
- All trash must be contained in the cart
- Always recycle appropriate materials, the Landlord will provide instructions

Appliances - The Tenant is responsible for appliance repairs due to improper use:

- The proper use of the washer and dryer will be posted, but always use small loads
- The Tenants will provide their own personal vacuum cleaner
- Refrigerators that are not 'frost free' shall be defrosted by the Tenant quarterly

Snow Removal - Snow and ice must be cleared from all walkways and steps within 12 hours:

- If you live in a multi-unit building, the Manager will be responsible for all snow shoveling
- If you live in a single family house, you must agree to clear the snow from all public and private walks
- Tenants in single family homes will be liable for any costs related to untimely snow removal

Bicycles - The Tenant agrees that no bicycles shall be stored inside the unit:

- Except in designated basement storage areas
- In general, bikes are to be locked up outside where indicated

Mold - The Landlord will provide a mold and mildew free environment:

- If mold occurs as a result of Tenant neglect, the Tenant shall be held liable for mold removal

Subleasing - The Tenant is responsible for subleasing under this contract:

- The Tenant agrees to pay the Landlord a sublease management fee of \$50 - \$100, depending upon the additional services of the landlord made necessary by the sublease

City Fines - Tenants are liable for any city fines resulting from their actions, such as:

- Snow removal ordinance violations
- Clean Community (trash) ordinance violations
- Noise ordinance violations

Please indicate that you have read and agreed to the above provisions of Tenancy by signing your name below. In case of emergency, please provide the additional contact information requested.

Tenant's Signature

Nearest Relative's Name, Address, and Phone #

Landlord's Signature

Date
