

**Addendum to Lease**

## Tenant Rules and Regulations

1. All new tenants consent to a \$100 signing fee and a \$20 lease preparation fee (per property leased), to be assessed at the start of their new lease.
2. Rent is due on the first day of the month and is late at 12:00AM on the second day of the month. Tenant understands all payments must be made through the Tenant portal or at a 7/11 or CVS; cash, money orders, checks or cashier's checks will not be accepted.
3. Late fees are 10% of full rental amount.
4. If rent is not paid by the due date/time, a \$10 per day fee for administrating and monitoring eviction process is assessed until the balance is paid in full.
5. Tenant accepts the property, fixtures, appliances, and all other aspects of the property AS-IS. We disclaim any and all implied warranties. Any items not listed on the move-in evaluation will be considered clean, safe and in good working condition. Tenant is required to return a completed Move-in inspection report within 10 days of occupancy. If this is not turned in, a \$100 fee will be assessed. Move-in condition reports may address any items that require maintenance or repair, which may or may not have been damaged during move in, or any items that need attention. This report does not release Tenant from accepting items as-is at move-in, nor waive Tenant's liability.
6. Tenant agrees to provide proof of utility transfer to Tenant's name prior to move in inspection. If all utilities (not including water/sewer/trash) are not transferred prior to move in inspection turn in, Tenant agrees they are responsible for all utilities plus \$150 fine for non-transfer and \$35 bill pay fee for each invoice paid on Tenant's behalf.
7. Tenant agrees to carry and to provide a copy of renter's insurance within ten (10) days of occupancy. A \$100 fee will be assessed if not provided. LSI Property Management must be listed on the policy as an additional interested party.
8. We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightening, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of neighbors, other residents or HOA, occupants or invited/uninvited guest or vandalism unless otherwise requited by law.
9. We urge all Tenants to obtain flood insurance as renter's insurance may not cover flood damage.
10. All maintenance request for replacement or repairs must be turned in via the Tenant portal or calling 888-325-2692.
11. No animals other than pre-approved household/domestic pets such as certain dogs and cats may be kept on the premises. Pets must always be controlled by a leash when in common areas.
12. Tenant agrees to maintain Rently door combination lock mechanism in working condition including but not limited to replacing batteries, if necessary. Tenant is aware and agrees that a \$15.00 per month fee will be assessed for the use and convenience of electronic door lock mechanism.
13. Tenant will be charged \$45 for any HOA notices received, as well as any fines or assessments charged by the HOA.
14. If for any reason management of this property is terminated during Tenant's lease, if there is an outstanding balance owed by the Tenant, Tenant agrees this balance will be deducted from their security deposit prior to transfer.
15. Tenant agrees to leave the property "broom swept" clean when they move out. "Broom swept" condition is defined as clean doors, windows, bathrooms, appliances, patios, balconies, garages, carports, wiping out all cabinets, sweeping and vacuuming all flooring and cleaning out all storage. All items including trash shall be removed from the property before surrendering keys. Tenants cleaning deposits are used for "deep cleaning" only. Tenant will be charged additional cleaning fees if property is not left in "broom swept" condition.
16. Tenant agrees to keep utilities on for a minimum of 10 days after vacating. If utilities are not left on, a \$150 fee will be charged and deducted from the security deposit.

Tenant Initials \_\_\_\_\_

17. Landlord acknowledges that Tenant has paid the required Security Deposit for this Lease; the Security Deposit shall be held by Landlord in a non-interest-bearing account. Under no circumstances can the Security Deposit be used as payment for rent and/or other charges due during the term of this Lease. The Security Deposit is intended to secure the faithful performance by Tenant of all terms, covenants and conditions of this Lease, including but not limited to the cost of damages beyond normal wear and tear, unreturned keys, unpaid rent and any other amount due and legally allowable under the terms of this Lease and in accordance with the state and local laws and regulations. Provided Tenant fulfills all obligations of the Lease, Landlord will return either an itemized accounting for charges with any remaining balance of the Security Deposit, or the entire Security Deposit to Tenant within thirty (30) days of Tenant vacating the Premises. Tenant must provide their property manager a forwarding address to ensure timely return.
18. All carpets will be cleaned, and hard surfaces steamed and/or cleaned/polished after Tenant move-out at Tenant's expense to be deducted from Security Deposit.
19. Tenant is aware a \$150 rekey fee will be deducted from the Security Deposit upon move-out.
20. Tenant is aware a \$100 move-out inspection fee will be deducted from the Security Deposit.
21. A fee will be charged for all demand letters sent regarding late/unpaid balances if rent is not paid in full by due date.
22. Tenant is responsible for the first \$100 for any repairs to the property.
23. Tenant agrees to pay \$35 Lease renewal fee if you choose to renew your lease.
24. Lease renewal offers are generally provided at least 30 days prior to the expiration of a tenant's current lease agreement. Month-to-month/holdover tenancy will result in Tenant being charged a rent increase in the amount of a \$100/month month-to-month fee and 20% of the base rent due under this Lease for entire period that Tenant refuses to renew their lease or surrender possession of the Premises. This fee and rate increase will not be refundable if the lease is renewed after the expiration of the original lease.
25. Any changes or addenda to this lease will incur a \$100 administrative and documentation fee. Changes must be made in writing and agreed upon and signed by both tenant and landlord. Such changes include but are not limited to addition of new tenants, removal of existing tenants, changes to or addition of pet agreements, and changes of lease terms.
26. If any part of this Lease is not valid or enforceable, binding, or legal, it will not cancel or void the rest of this Lease. The remainder of the Lease will continue to be valid and enforceable by Landlord and management company, to the maximum extent of the laws and regulations set forth by local, state, and federal governments.
27. No modifications to this Lease or its addenda will be valid or enforceable unless they are in writing and signed by all parties hereto.
28. The terms of this Addendum shall control and supersede any inconsistent terms contained in the Lease.

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Tenant Name

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Date

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Tenant Signature

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Tenant Name

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Date

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Tenant Signature