ADDENDUM TO LEASE

 Tenant Damage/Repair and Service Minimum Charges

The tenant, intending to be legally bound, agrees that this Charge List shall be part of the Lease:

Unpaid Utility Bills Cost of bill + $25.00 Service Charge

Lock out fee between 9 a.m. and 4:30 p.m. $35.00

After 4:30 p.m. and on weekends or holidays $50.00

Re-inspection due to tenant violation $35.00 for 1st re-inspection and $50 each thereafter

Replace missing smoke detector $25.00 each

Replace missing smoke detector battery $12.00 each (includes $10.00 fine) Replace light bulbs $ 2.00 each

Replace, re-string, or re-hang window blinds $25.00 each

Replace lost key $5.00 each

Re-key apartment (keys not returned at move-out) $50.00 per door

Emergency Re-key apartment $75.00 per door

Plugged toilet $75.00 minimum

Broken single pane window $55.00

Broken double pane window Material cost + labor @ $30 per hour

Missing or broken screen(s) $55.00

Debris or trash clean-up (including abandoned Truck fee $25.00 per half hour +

possessions, broken furniture, etc.) labor of $50 per hour and dump fee of $50.00 per trip.

Full Apartment Clean $30.00 per room minimum (i.e. 1 bdrm w/4 rooms = $120.00) Partial Clean $15.00 per room minimum

(This is determined at the sole discretion of the Property Manager).

Clean oven or refrigerator $25.00 each

Replace drip pans on stove $12.00

Carpet Cleaning $60.00 plus $15.00 per room Carpet Replacement Prevailing price plus labor Painting (due to holes in wall or other damage) $45.00 per room

Illegal Pets $300.00 fee for unfurnished apartment; $500 furnished apt. Security Deposit $600.00 (1 Month’s Rent)

Noise Violation $200.00 per incident Garbage Violation (trash on porch or premises) $ 50.00 per incident

Repairs & Replacements Material cost plus labor @ $55/hour + 20% adm. fee

My signature below signifies my agreement that this charge list is part of my lease:

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Tenant Signature Date

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Rental Address

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Landlord Signature Date