This is an addendum originated by landlord and is an addendum to the Lease between

undersigned Tenant and Landlord for the associated premises identified in Lease or Lease

addendum.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The following additional terms and conditions (and subsequent updates) are hereby part of the

Contract/Lease Agreement between Landlord and Tenant for referenced property:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **General**

NO SMOKING is allowed inside the house/rental property.

If there is odor or residue damage resulting from smoking, pets or food, Tenant may be

responsible for the cost of cleaning, paint, re-carpet or any other damage.

Month to month leases carry an automatic 10% rent increase at property manager’s discretion.

Tenant is responsible (if applicable) for reverse osmosis filters and refrigerator filters.

Tenant is responsible for keeping a key to the property. Tenant is responsible to hire a

locksmith at own expense if tenant loses any key to the property. Tenant can NOT change locks

without written permission from Property Manager. The Property Manager does NOT have a

copy of a key to the property.

Tenant will pay property manager $15 fee for any certified letter/notice mailed/posted to the

property for any noncompliance or breach of the lease agreement.

Appliances such as Washer, Dryer, Soft water system, Microwave, Swamp Cooler refrigerator (w/ or w/o ice maker)

or reverse osmosis are provided as a courtesy and landlord reserves the right to repair, replace

or elect to remove with an adjustment to the rent at their own discretion. It is always the intent

to maintain these personal property appliances as described in the lease although periodically

becomes unrealistic to do so.

Certain items contained in the home that are considered “comfort” items may or may not be

replaced or repaired based on overall condition, functionality or benefit based on the sole

discretion of the landlord. **These items include window screens and doors, window blinds and**

**coverings, refrigerator and dishwasher basket, Washer and Dryer and other accessories.**

Tenant will be charged a $25.00 (plus trip charge that is charged by vendor if associated with a vendor scheduled service call) fee for any missed scheduled site visit and/or for a site visit that the task isn't accomplished, and a second site visit is required (i.e. final walk through where property is not ready) and/or special trip due to the direct result of tenant’s negligence or inspection due to complaint (i.e. pick up rent payment that was not paid timely). Tenants who do not use the on-line payment system to pay rent may be charged a $25.00 handling fee: in addition, tenants may be charged a $25.00 fee if PM is required to pick up funds.

 **Maintenance**

Before submitting any maintenance/work order request the tenant should take minimum

“common sense” steps to ensure that a request is truly necessary. These include but are not

limited to depending on issue to ensure utilities are turned on, appliances are plugged in, circuit

breaker hasn’t been tripped, fresh air filters have been installed, batteries and/or lightbulbs are

operational, etc.…

All maintenance/work order requests are made by logging into your tenant portal from your PC

or Phone. A vendor should typically contact you within 1 business day to schedule an

appointment. It is the tenant’s responsibility to notify the property manager if a technician

doesn’t make contact within 2 business days. All repair appointments typically are scheduled for

weekdays during normal business hours. It is always very helpful and will allow our vendors to

provide superior service if you are able to include associated pictures with any request and can

be uploaded through portal.

Emergency/Urgent and repairs causing damage should be handled by tenant 1) take steps to minimize damage and risk, 2) submit online as described above, AND 3) call 720-296-0007 to report item.

Certain repairs for homes with a home warranty will require the tenant to cooperate,

coordinate and utilize the home warranty for repair based on contracted agreement between

owner and home warranty company. After submitting maintenance/work order request tenant

will be contacted by property manager identifying that the specific repair will be addressed

through the home warranty. The home warranty company, contract number, website (if

applicable) and/or phone number will be provided in order for tenant to submit request.

Tenant will be responsible to coordinate repair through home warranty and provided vendor.

This includes submission of request, scheduling and coordinating vendor, initially paying service

call fee (provide invoice and/or receipt within 5 days of completion for reimbursement), and

confirmation to property manager of completion and diagnosis. This is done in order to ensure

the very best and timely communication is encouraged.

Any repair initiated by tenant that is deemed unnecessary due to the lack of effort or

investigative nature by the tenant will be billed to tenant at vendors normal billing (i.e.

dishwasher or garbage disposal not working due to being unplugged, no hot water because

thermostat is turned off, AC making noise, yet filter hasn’t been changed in many months).

The landlord will not reimburse for hotels during repair process, although may offer alternative

solutions and/or compensation at the sole discretion of the property manager.

Tenant agrees to replace the HVAC furnace/air conditioning filters every 30 days

Even if Landlord is responsible for landscaping, the tenant must report any grass, shrub,

tree that looks like it isn’t getting enough water, drying out or dying. Tenant will not turn off

(unless there is an active leak – but then must submit and immediate request for maintenance) or change sprinkler/drip timer and understands that even winter dormant grass requires some water to survive.

After initial move in the tenant is responsible for changing light bulbs and detector batteries as needed.

**Wood burning fireplaces are prohibited from being used at any time through tenancy.**

 **Move In/Move Out**

Tenant is required to surrender the premises to the Landlord at the termination or expiration of this Agreement in a CLEAN and UNDAMAGED condition. Tenant acknowledges that utilities must be left on through the term of the lease, and not necessarily scheduled to be turned off on move out day. Upon Move Out tenant is required to have the carpets cleaned and MUST use a licensed PROFESSIONAL company. Failure of tenant to have carpets cleaned and/or house cleaned will in result in $100 scheduling fee plus the cost of these services. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

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