

# FOUNTAIN RIDGE INVESTMENTS

Website: [www.fri-rentals.com](http://www.fri-rentals.com); (303) 823-5677; Text: 720-310-5648

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## LEASE EXTENSION FORM (Revised: 05/01/2026)

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Current Residents:


Current Lease Agreement Term: \_\_\_\_\_

Lease Extended to: \_\_\_\_\_

New Monthly Rent: \$ \_\_\_\_\_ Last Month's Rent: \$ \_\_\_\_\_ Sec. Dep. \$ \_\_\_\_\_

New Monthly Rent Begins on: \_\_\_\_\_ Interest Rate: \_\_\_\_\_

**TERMS AND CONDITIONS:** All terms of the Current Lease Agreement and Security Deposit Policy (referred to as the Lease) will remain in effect during the term of the Lease Extension except as modified below, reflecting recent changes to state and local law and ordinances as well as specific modifications and amplifications of the terms of the Lease as initiated by Landlord. A copy of the Lease previously signed by Residents will be provided to Residents when the Lease Extension is signed and approved by Landlord.

- Security Deposit on Hand:** The Security Deposit on hand (held in escrow) will be divided in half (in equal portions) such that  $\frac{1}{2}$  is kept in escrow as the Security Deposit and  $\frac{1}{2}$  and will be applied to the last full month's rent of the Lease Extension.
- Increase to Security Deposit/Last Month's Rent:** If required, before the Lease Extension takes effect, Landlord will invoice Residents so that the Last Month's Rent and the Security Deposit are each equal to one month's rent.
- Invoicing:** Landlord will invoice residents for any amounts due within 30 days of the date the Lease Extension is signed and approved.

4. **Interest Earned:** The Security Deposit on hand and in escrow earns simple interest based on the date the Lease and Lease Extension are signed. No interest is earned on prepaid rents. Interest earned on the Security Deposit previously will be returned to Residents as required by the terms of the Lease and Security Deposit Policy. Thereafter, interest will be earned on the Security Deposit held in Escrow during the term of the Lease Extension.
5. **Subleasing:** Subleasing is not allowed under the terms of the Lease. Specifically, under the terms of the Lease Extension, Residents will not be granted permission to sublet before, during, or after the Sundance Film Festivals, to be held in Boulder starting in 2027. If any unapproved sublet occurs, it will be considered a substantial breach of the Lease.
6. **Rents Due:** Monthly rent is to be paid in advance in one payment by direct deposit or as directed by Landlord or their Agent. Rent is due on the 25<sup>th</sup> of the month prior to the month to which it applies and is considered late if not received by 5 p.m. on the first of the month for which it is due. A late fee of \$50.00 or 5% of the monthly rent, whichever is greater, will be charged on the unpaid balance of rents due.
7. **Assignment:** Landlord/Owner reserves the right to assign the Lease and Lease Extension as deemed appropriate to an Agent or Manager as needed. Residents will be notified should such an assignment take place during the term Lease Extension. Such Agent or Manager will notify Residents of any changes affecting how rents are to be paid or how notices are to be made during the term of the Lease Extension.
8. **Changes to Lease or Changes in Names of Residents:** Any changes to the terms of the Lease or the Lease Extension initiated or requested by Residents may be subject to an Administrative Fee of \$250.00 per person or per change at the discretion of the Landlord or their Agent/Manager.
9. **Additional Terms:** **A: Rental Insurance:** Residents must provide Landlord or their Agent proof of Rental Insurance. **B: Safety:** Specifically, the Lease Extension does not permit the use of open flame or gas-fired grills. **C: Candles/Incense:** Open flames of any kind are not permitted inside the residence. **D: Smoking:** Smoking of any kind is not permitted inside the residence or anywhere outside on the property or in any common area by Residents or their Guests. **E: Pets:** No pets of any kind are permitted. **F:** Landlord abides by ESA Fair Housing regulations (See Colorado House Bill 16-1426). **G:** Residents must abide by all Federal, City of Boulder and State of Colorado laws and ordinances, especially those related to fire safety and water conservation. **H.** Only residents may use the parking lots and parking spaces are assigned by unit #.
10. **Guests:** Guests are allowed to stay in the residence no more than 5 days during the term of the Lease Extension. Only the people listed on the Lease or Lease Extension are permitted to live in the residence. Guests or friends of Residents are not allowed to use the residence or the address to accept delivery of mail or packages or to store personal property inside or near the property or to use the off-street parking lots.
11. **Utilities:** According to the terms of the Lease, Landlord pays for City of Boulder Water and Sewer utilities, a basic trash service contract with Western Disposal, and monthly lawn maintenance services. Residents must abide by trash, composting, and recycling guidelines as posted by Western Disposal on their website. Residents are responsible for routine outdoor maintenance and care of landscaping (e.g., removing trash and weeds around the property and sweeping leaves near entrances and doorways). Residents are responsible for paying for gas, electricity, internet, telephone, snow shoveling. Residents will be invoiced for shoveling City of Boulder sidewalks. Such fees are based on frequency and severity of snowstorms, and range in cost from \$36 to \$125 per storm. Snow shoveling costs are pro-rated and shared by Residents who live in houses or

duplexes on the same property owned by the Landlord. Landlord does not markup snow shoveling invoices or other invoices from service providers for repairs. Additional fees may be assessed for services or repairs because of Resident or Guest negligence (damage to the premises or repairs needed because of negligence in the use of any appliances provided by Landlord (garbage disposal, washer/dryer, dishwasher, or microwave). Residents are responsible for plumbing backups if caused by negligence or improper use of appliances. Landlord reserves the right to hire a maintenance team for special repairs or services, including but not limited to trash clean-up, routine lawn maintenance, or trash hauling as needed should Residents fail to maintain routine outdoor maintenance and care of landscaping.

**SIGNATURES:**

**DATE:**


<b>Signed by and/or approved by Landlord/Owner/Agent</b>	<b>Date:</b>
<b>For Thomas S. and Phyllis J. O'Rourke</b>	