

ADDENDUM TO LEASE AGREEMENT/RULES & REGULATIONS

WITH REFERENCE TO A CERTAIN RESIDENTIAL LEASE dated \_\_\_\_\_ between \_\_\_\_\_ (Lessor) \_\_\_\_\_ (Lessee)

for the premises commonly known as \_\_\_\_\_

SAID RESIDENTIAL LEASE IS SUPPLEMENTED to include the following:

- 1) CONDUCT: Respect the rights of other residents, keeping the noise level at a minimum, especially between the hours of 11:00 p.m. to 8:00 a.m.
2) SIGNS: The Lessee shall not inscribe nor affix any signs, advertisements or notices on any part of the outside or inside of the buildings or leased premises.
3) PLUMBING & DISPOSALS: With disposals as well as the general plumbing, it is the Lessee's responsibility to only put appropriate items into them or Lessee will be charged the cost of repair.
4) FURNITURE: Premises are furnished unless noted otherwise: Lessor provides Lessee desk, bed, dresser, one couch, coffee table and dining table and chairs.
5) EXTERIOR OF PREMISES: Lessee must keep external premises free of garbage and debris.
6) FLAMMABLES: Lessee shall not use or keep flammable or explosive materials in the leased premises nor use any method of heating other than that supplied by Lessor.
7) PERSONAL PROPERTY: Lessor shall have the right, without further notice, to sell or otherwise dispose of any personal property left in the leased premises by the Lessee.
8) LATE FEES AND DISHONORED CHECKS: Lessee shall pay a late fee to Lessor of \$50.00 for rent that is 3 days late and Lessees shall pay an additional fee of \$5.00/day for rent that is 4 days late or more.
9)
- Lessee shall be responsible for lawn mowing and the removal of snow from sidewalks/walkways abutting the premises; if a city warning is issued, Lessee shall call Lessor immediately. (Off-Campus Houses)
- Lessee shall be responsible for salting and removal of snow from all walkways abutting premises except sidewalk. Lessee shall furnish own salt and shovel. (Campus Houses)
- Lessor shall handle all lawn and snow care (Apartments)
10) WALLS: USE OF TAPE OR ANY OTHER STICK-ON WALL HANGERS IS EXPRESSLY FORBIDDEN. Lessee shall be responsible for any damage resulting from the hanging of pictures, plants, fixtures, or decorative materials.
11) Lessee shall not remove storm windows or screens and shall never go on porch roof. No satellite dishes, phone or other outside wiring allowed without Lessor consent.
12) PORTABLE AIR CONDITIONERS: Lessor must approve portable air conditioning units prior to installation and they must be professionally installed, at Lessee expense.
13) SMOKING: The leased premises are designated as non-smoking. Lessee shall not smoke in the leased premises or allow members of Lessee or guest, to smoke in the leased premises.
14) INFLATABLE YARD EQUIPMENT: Lessor does not allow any type of inflatable yard equipment such as swimming pools, moon walks, etc.
15) HEATING THE PROPERTY: Lessee shall at all times keep the leased premises sufficiently heated to prevent freezing of water lines in the leased premises.
16) If bed bugs are found on premise two months after start of lease lessee shall be responsible for total cost of extermination.
17) SUBLETTING AND/OR ASSIGNMENT: Tenant(s) will not sublet or assign the leased premises in whole or in part without the the written consent of the Landlord.

I (we) have read and do acknowledge that the rules and regulations are part of the lease hereof and any violations of said rules and regulations constitute a breach of this Lease Agreement. Lessor: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

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