

ADDENDUM _____

Document updated:
June 1993



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1. This is an addendum originated by the: Seller Buyer Landlord Tenant.
2. This is an addendum to the Contract dated _____ between the following Parties:
MO/DA/YR
3. Seller/Landlord: _____
4. Buyer/Tenant: _____
5. Premises: _____
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. If refrigerator is supplied by owner in the above dwelling unit and in the event the
8. refrigerator malfunctions, owner/landlord is not responsible for the replacement cost
9. of food or items contained in the refrigerator.
10. _____
11. Tenant has received CC&Rs for the Home Owners Association of subject property. If any
12. HOA violations are assessed to tenant, they are fully responsible to pay all fines, in
13. full, by the due date or a 10-day curable notice will be served.
14. _____
15. Tenant shall be responsible for the cost and execution of all pest control, including
16. but not limited to: ants, roaches, bedbugs, spiders, bees, mice, rats and scorpions.
17. Due to the fact that pest infestation is normally attributed to living conditions,
18. treatment of termites and ONLY termites will be covered by owner if deemed necessary
19. by termite company and landlord / property owner.
20. _____
21. The lease may be terminated by the tenant prior to the ending date if the following is
22. adhered to in full:
23. _____
24. 1. All monthly leasing fees must be current
25. 2. 30 Days written notice must be delivered to the office by certified mail, return
26. receipt requested.
27. 3. A penalty equal to two (2) months rent will apply, and must be delivered with the
28. 30 day written notice.
29. 4. The last month's rent must also be included with the 30 day notice.
30. 5. Security deposit shall be treated as if the lease ended as originally written.
31. _____
32. No smoking allowed inside property at any time.
33. _____
34. Landlord will not pay for unauthorized repairs, alterations or services.
35. _____
36. _____
37. Tenant shall change the air conditioner filters every 30 days. Tenants failure to do
38. so may result in the air conditioning / heating unit requiring cleaning and
39. adjustments to restore to previous condition. In the event HVAC service is needed on
40. unit due to tenants non-maintenance, service fee will be charged to tenant and
41. considered 'additional rents' and will be due with the following month's rental
42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

43. _____
44. Seller Buyer _____ MO/DA/YR Seller Buyer _____ MO/DA/YR
45. Landlord Tenant _____ Landlord Tenant _____
46. _____
47. Seller Buyer _____ MO/DA/YR Seller Buyer _____ MO/DA/YR
48. Landlord Tenant _____ Landlord Tenant _____

49. **For Broker Use Only:**
 Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
 MO/DA/YR

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4. Buyer/Tenant: _____
5. Premises: _____
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. Repairs caused by tenant neglect or negligence will be charged to the tenant (i.e. toy
8. causes blockage in toilet or sewer line, or excess hair stops up sink or shower.)
9. Repairs for such charges will be considered "Additional Rents" and will be due with
10. the following month's rental payment.
11. _____
12. Tenant understands that the security deposit is NOT to be used towards the last months
13. rent.
14. _____
15. Rents are due on the due date as stated in the lease and are delinquent on the day
16. after. If a five (5) day notice is served, there will be a service fee charged to the
17. tenant of \$15.00. This service fee will be considered "Additional Rents" and will be
18. due with the following months rental payment.
19. _____
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