Addendum ~ Wessinger Properties

The following understanding shall apply to the property located at _____ for a rental term commencing_____.

Cleaning: Wessinger Properties will turn the unit over clean and with freshly steam-cleaned carpets. You will receive a condition sheet that we expect you to fill out upon move in. With the exception of professional steam-cleaning, we count on outgoing residents to return the unit to us fully clean and vacuumed, and in the same or better condition in which they received it. Any additional cleaning, damage, or trash hauling required after move out may result in security deposit deductions.

Pet Policy- Pets are strictly forbidden:

- There will be no exceptions granted, even for short term.
- There will be a $500 penalty if a resident is found to have a pet in the unit.

Fire Hazards- These items and practices are <u>NOT</u> allowed:

- Upholstered furniture on exterior porches (plastic or metal furniture is allowed). Please do not move Wessinger Properties furniture outside unless provided for exterior use.
- Space heaters (unless with the express permission of the Landlord).
- Combustibles stored anywhere near the furnace or water heater.
- Incorrect wattage bulbs placed in fixtures (resident is responsible for replacing bulbs).
- Barbeque grills used on porches or decks.
- NO smoking of any kind or burning of candles/hooka/or incense. No growing of marijuana, regardless of medical need or caregiver status.
- The use of any fireplaces.
- NO real Christmas trees or lighted holiday decorations.
- Do not disable smoke detectors. If they beep, they need a need a new battery (resident responsibility). Missing detectors= $50 fee.

Security- The existing locks meet all housing requirements:

- No additional locks are to be installed without the Landlord's express permission.
- The fee for lost keys is $10 and for lockouts during the day- $25, and 6pm-9am or weekends/ holidays- $50.
- We strongly suggest that residents purchase renter's insurance. Our insurance does not cover resident losses due to fire, theft or other insurable events.

Plumbing- The Tenant may be charged for clogged garbage disposals, toilets and drain lines from mi-use:

- Do not grind bones or fibrous materials in garbage disposals, run water while using.
- Do not remove the sink drain basket to allow food or hair or sediment into drain.
- Do not flush tampons, paper towel, dental floss down toilets or grease, or soil down drains.

Wall Hangings- Normal touch-up will be done at no charge. Tenant may be charged for excessive damage (particularly from tape use):

- You can use small nails, brads or push pins. We will remove. Do not use any ceiling hooks of any kind.
- No tape or sticky adhesives are allowed on walls. Only exception is 3M Command Strip products. We will remove.

Alterations- <u>NO</u> alterations are allowed without the permission of the Landlord, such as:

- Additional wiring on the interior or exterior of the property. Unit will come wired to common areas for Comcast. No satellite dishes will be allowed.
- Wall mounted shelves, curtain rods, hooks or mirrors.
- Window mounted air-conditioner units unless permitted by Wessinger Properties. Wessinger Properties will assist with install when allowed.
- Painting of any furniture, walls or trim.
- DO NOT remove any existing window blinds- you will be charged if blinds are missing.

Trash- The Tenant agrees to keep the trash neatly contained in the designated storage area:

- All recyclables go in same can. Items must be clean. Absolutely no trash in the recycle containers. Do not store recyclables in interior hallways.
- If you are living in a single family house, take the trash to the curb weekly and return the garbage cart to the rear yard within 12 hours.
- All trash must be contained in the cart. The city <u>will</u> <u>not</u> pick up anything that is not in the cart.

Appliances- The Tenant is responsible for appliance repairs due to improper use:

- Always use small loads in washer and dryer and clean dryer lint screens every time. The Tenants will provide their own personal vacuum cleaner.

Snow Removal and Lawn Maintenance-

- If you live in a multi-unit building, then Wessinger Properties will be responsible for all snow shoveling. We will plow over 4" of snowfall.
- If you live in a single family house, you agree to clear the snow from all public and private walks from edge to edge. We will provide shovels as needed. City code requires within 8 hours of the end of the snowfall. We will plow over 4" of snowfall.
- Wessinger Properties will maintain the lawn, and all landscaping.

Bicycles- The Tenant agrees that no bicycles shall be stored inside the unit:

- Except in designated basement storage areas. In general, bikes are to be locked up outside where indicated.

Mold- The Landlord will provide a mold and mildew free environment*:*

- If mold occurs as a result of Tenant neglect, the Tenant shall be held liable for mold removal.

Subleasing- The Tenant is responsible for all aspects of subleasing under this contract:

- Tenant must inform landlord in advance of intentions to sublease. Tenant must also provide landlord with a signed sublease agreement, email address and cell number of sub-tenant prior to that sub-tenant moving into the building. There will be a $100 fine for each occurence if people are found to be living in the building and are not on the original lease or an approved sublease. Landlord should receive copy of sublease at least 4 days prior to the start of the sublease period to allow time for full review.
- The Tenant agrees to pay the Landlord a one-time sublease management fee of $50 for each individual sub-tenant. No more than 2 subtenants per resident, per 12 month lease period.
- All provisions of the original lease apply to all sub-tenants. Primary tenants must provide a copy of their original lease to the sub-tenant. $10 fee for lease copy from Wessinger Properties.
- Separate checks will be accepted, but late fees will be strictly enforced if individual or unit rent is late or short.
- Additional fees may apply. See separate subleasing document for more details.

City Fines- Tenants are liable for any city fines resulting from their actions, such as:

- Snow removal ordinance violations. Failure to remove snow within 8 hours may result in heavy fines from Wessinger Properties or the City.
- Clean Community (trash) ordinance violations. Please respect the property and keep it clean.
- Noise and nuisance ordinance violations – no beer pong tables or other binge drinking games are allowed on this property.

Tenant's Signature ***Cell Number*** ***Email*** ***Emergency Contact name, email and/or phone #***

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Landlord Signature ***Date***