



LEASE ADDENDUM

LOCK OUT FEES Tenant will be charged a fee of \$50.00 for replacement and/or lost keys during the term of the lease.

PLUMBING CHARGES Tenant will be responsible for any plumbing expenses incurred because of foreign objects clogging pipes, i.e. sanitary products tossed into the toilet.

MONTHLY AIR FILTER CHANGE Tenant agrees to change the heat pump/air conditioning air filter monthly. Tenant will be held financially responsible for damage to AC units due to improper and/or infrequent changing of the filters.

RENTER'S INSURANCE Tenant understands that the property insurance carried by the owner/landlord does not cover lost, damaged or stolen property owned by the tenant and that the tenant is encouraged to carry renter's insurance on all his/her property.

FIREWOOD RESTRICTIONS Tenants are prohibited from storing and/or stacking firewood anywhere on the property. Tenant further agrees to observe all no-burn days as publicized by the media.

TRASH AND RECYCLE CONTAINERS are to be kept in the garage except on pick-up days.

SMOKE ALARMS Tenant will have the responsibility to check all smoke alarms periodically and to change batteries when required. Tenant further will be responsible for notifying the landlord that a smoke alarm is inoperable. Repairs and/or replacement of existing alarms are the responsibility of the landlord; the renter/tenant will be responsible for the battery replacement.

CCR'S AND REGULATIONS Tenant acknowledges receipt of the Association Covenants, Codes and Restrictions (CC&R's) and the Community Regulations and agrees to read and abide by them as required.

FIVE DAY NOTICE Tenant agrees to pay the sum \$25.00 to the property owner for the preparation and service of a Five Day Notice to Pay or Quit. This amount is in addition to whatever other rents, penalties and fees may be owed by the tenant.

LEGAL NOTICES Tenant agrees to pay the sum of \$25.00 to the property owner for the preparation and service of any legal notice issued pursuant to the terms of the lease or Arizona law relating to a breach caused by Tenant.

THIRTY DAY NOTICE of tenants' intent to vacate is required in writing from the tenant(s) and this notice must be received at lease thirty (30) days' prior to the commencement of the next rental due date.

THIS LEASE ADDENDUM is incorporated into the lease executed or renewed this day between the owner/agent and resident.

I, (We), have read the above and agree to the conditions stated.

Resident Date _____

Resident Date _____

Agent Date _____



This document is an official form of the INDEPENDENT RENTAL OWNERS COUNCIL of the Arizona Multihousing Association and is for the express use of its members only.

Form LAD-D