

# LEASE ADDENDUM #1

This document is hereby stated to be an official lease addendum between West Chimes Place, LLC. Landlord and \_\_\_\_\_ as Tenant(s) of the following property:

Apartment Address: \_\_\_\_\_ Apartment Number \_\_\_\_\_

- 1) Keys must be returned the day of moving or there will be a deduction in security deposit including the cost of changing the locks, if applicable. \_\_\_\_\_ (INITIAL)
- 2) Occupied apartments must have utilities, including gas (if applicable). Failure to provide utilities and gas will result in eviction and the tenant will pay all costs associated with reconnections and/or permit fees. \_\_\_\_\_ (INITIAL)
- 3) All garbage & trash must be placed in garbage containers. No garbage or trash (including beer bottles, cigarette butts, etc.) is allowed outside for any reason. \_\_\_\_\_ (INITIAL)
- 4) No wild parties or loud music allowed on premises. \_\_\_\_\_ (INITIAL)
- 5) Regarding NSF checks, there will be a \$2.00 bank fee (total of \$27) on all NSF checks and also all late fees apply up to the date of the check being paid in full if the check is returned and/or not paid by the due date. NSF Checks will not be re-deposited and must be replaced with a money order only. In the event a NSF check is issued to West Chimes Place Apartments, tenant will be required to pay in a money order only thereafter or the check issued will be returned and rent will be considered unpaid. \_\_\_\_\_ (INITIAL)
- 6) All carpet is shampooed before a tenant moves in. The tenant must shampoo the carpet when vacating or a MINIMUM deduction of \$40.00 will be taken from security deposit. \_\_\_\_\_ (INITIAL)
- 7) Apartment appliances including stoves and refrigerators must be left completely clean when vacating the apartment. If the appliances are left unclean, a cleaning fee will be deducted from your security deposit. Also, tenant must sweep/mop all floors and clean the bathroom and cabinet areas. Failure to do so will result in an additional fee being deducted from the security deposit. \_\_\_\_\_ (INITIAL)
- 8) No pets (this includes visitors, family, etc.) are allowed in the apartment or on premises at any time unless approved by management. A Pet Addendum must be signed and a non-refundable pet fee is required prior to obtaining a pet. Failure to do so could result in lease termination. We allow cats (no more than two), and dogs (no more than one) less than 20 lbs., you may have only one or the other. \_\_\_\_\_ (INITIAL)
- 9) Tenant understands that no one other than name(s) listed on Lease Agreement and application is allowed to occupy and/or stay in the apartment. Tenant(s) understand that they must notify management by written notice PRIOR to obtaining a roommate. Prospective roommate must complete an application and be approved prior to moving in. Tenant understands that West Chimes Place Apartments has the right to refuse occupancy if applicant is not approved. Failure to comply with these procedures will result in immediate termination of lease agreement. \_\_\_\_\_ (INITIAL)
- 10) Tenant(s) are responsible for replacing batteries in the smoke detectors. Tenant(s) are responsible for maintenance and upkeep on security alarms. \_\_\_\_\_ (INITIAL)
- 11) Tenant(s) may renew the lease on a month-to-month basis, but there will be a minimum monthly fee of \$50 added to the current rental rate, as stated in lease renewal issued thirty (30) days prior to lease expiration. \_\_\_\_\_ (INITIAL)
- 12) All maintenance requests must be called into the office. In the event of an after hours maintenance emergency, please state your emergency in voicemail. Failure to report the maintenance request to the office or voicemail WILL result in your request being overlooked. \_\_\_\_\_ (INITIAL)
- 13) Please note that the refrigerator and stove are the responsibility of the tenant. If you find a refrigerator and stove. West Chimes has left it as courtesy to the tenant, but we are not responsible for the maintenance of the appliance. \_\_\_\_\_ (INITIAL)

_____ TENANT	_____ DATE	_____ LANDLORD/MANAGEMENT	_____ DATE
_____ TENANT	_____ DATE	_____ LANDLORD/MANAGEMENT	_____ DATE