

ADDENDUM TO APARTMENT LEASE

Address: _____

1. Tenant is responsible for insuring his own personal property and must have a renter's insurance policy. Tenant understands and agrees that Tenant is legally liable for any fire, water, or other damage to the apartment community premises, including Tenant's apartment and all common areas, caused by the negligence, misuse, carelessness, or neglect of the Tenant or Tenant's guests. Additional Agreements and Covenants which are considered to be part of the Lease between the below signed Tenant and Laing Management and its Agents, dated _____.
 2. If rent is paid after 5 days from due date a late payment charge of 10% of the monthly rent will be charged. If any portion of the rent is late or unpaid, the whole month will be counted late until the full amount is paid for that month. Water/sewer payments are due on the 15th of each month to Laing Management. A ten percent (10%) late fee must be paid with all payments received after five (5) days from the due date. Tampering with the water meter will result in a one hundred dollar (\$100.00) fine per occurrence. **DO NOT PUT CASH IN THE RENT DROP BOX!!** Any outstanding utility bills will be deemed as rent after they are 30 days past due.
 3. Should any check be returned by the bank, for any reason, tenant will pay a **FIFTY DOLLAR (\$50.00) SERVICE CHARGE** to Lessor. A bounced check will, in addition to the \$50.00 service charge, be susceptible to late payment charges and counted as if never paid until a replacement is made for rent payment that clears the bank.
 4. Townhouse tenants are responsible for their own snow removal. Apartment parking thoroughfares will be plowed.
 5. Lawn furniture is permitted on patios/decks only. Live Christmas trees are not allowed.
 6. Satellite dishes are not permitted anywhere on the property.
 7. This apartment is exclusively for a mature, professional atmosphere. Loud or disruptive behavior will not be tolerated. Offensive or loud music will not be tolerated. A \$200.00 violation fee will be assessed per violation. If after the first service to cure, an additional is filed by Landlord during the remainder of the lease term, tenant agrees to immediately deliver up possession without any further notice. Children are not allowed to play outside without direct parental supervision. No playing, bike riding, scooter riding or skateboarding is permitted on the streets or in the parking lots.
 8. No more than 12 people are permitted in, on or around the apartment, building or property at any time. Anyone found with a keg and/or more than 12 people in the unit will be assessed \$500.00 per violation and is subject to immediate eviction. (Example: A large party with a keg will be assessed \$1000.00).
 9. **NO ANIMALS ARE ALLOWED IN THE APARTMENT OR BUILDING FOR ANY REASON WHATSOEVER! THIS IS STRICTLY ENFORCED.** Should any TENANT violate this covenant, the animal must be removed upon discovery, TENANT will pay a \$500.00 violation fee per pet, per day, due within five (5) days of written or verbal notice, and an automatic steam cleaning charge will be assessed when TENANT vacates. **Discovery of an animal is grounds for immediate eviction!!**
 10. It is understood and agreed that water meters will be read by the Lessor or his Agent. It is also understood and agreed that furnace filters will be changed by Lessor or his Agent.
 11. **Gas and Electric must be on in the apartment throughout the entire lease term.** There is a **\$500.00 fee** if utilities are turned off.
 12. If Lessor or his Agent has reason to believe that Tenant is in violation of this lease, it is understood and agreed Lessor or his Agent will enter unit immediately.
 13. Cars that are left in the same parking space for 7 days without moving, with flat tires, broken windows or any indication that the car is not being used **WILL BE TOWED AT OWNER'S EXPENSE.** Car repair is not permitted on the premises. Parking in designated areas only. Boats, trailers, RV's are not permitted. Vehicles cannot block sidewalks. Cars not parked within the lines are to subject to being towed immediately.
 14. Any tenant who wishes to break their lease before the end of the lease term will forfeit their entire security deposit and be responsible for all rent payments through the end of the lease term. The tenant will also be responsible for all charges incurred to bring the apartment to the original condition at the beginning of the lease term.
 15. It is the tenant's responsibility to return the apartment at the end of the lease term to the same condition that it was given at the beginning of lease term. **Painting by the tenant is not permitted at any time.** Walls should be washed at the end of the lease term. They are not automatically painted every year. Bathroom and kitchen appliances are to be sparkling clean. *Tenant agrees to an automatic steam cleaning charge of \$.25 per square foot at the end of the lease term.*
 16. TENANT pays an immediate fifty dollars (\$50.00) charge if LESSOR or Agent is called to the apartment to unlock the apartment door for TENANT, \$100.00 if between 10:00 pm and 8:00 am.
 17. TENANT pays a twenty-five dollar (\$25.00) charge for abandoned garbage on the premises (in hallway, by front or back door, blowing around parking lot). Tenant is responsible for repair and upkeep of all windows, screens, blinds, and doors. Tenant is also responsible for replacing light bulbs and smoke detector batteries. Only outdoor furniture is allowed on the patio or balcony. Spraying for bugs including spiders, ants, flies, fleas, gnats, mosquitos, Asian beetles, bed bugs, bees, and box elder bugs is the tenant's responsibility.
 18. Paragraph #11 shall be modified by deleting the last two sentences thereof, and by adding the following: "The Lessor or his agent may enter the apartment for any reason during the hours of 7 a.m. and 8 p.m. providing the Lessor or his agent knocks loudly, then opens the door and yells *Laing Management.*" Paragraph #15.B. (2) and (3) shall be deleted in its entirety.
 19. TENANT pays a fifty dollar (\$50.00) minimum charge for maintenance not normally LESSOR's responsibility (Example: Plunging a clogged toilet, objects down garbage disposal, clean up behind Christmas tree in common area, etc). Items are NOT permitted to be stored in the furnace closet. (fire hazard)
 20. All assessed charges/lease violation fees, written or verbal, are payable within 5 days of notification for each occurrence. If any fee is not paid within 5 days, a \$50.00 late fee will be charge per month.
 21. For all emergency situations, call (815) 758-1100 and follow the instructions on the answering machine. Calling the emergency number for a non-emergency reason will result in a \$100.00 fee.
 22. If Tenant defaults in the performance of any lease obligation, Lessor may, at its option, terminate this Lease or terminate Lessor's right to possession of the Premises. If Lessor opts to terminate Tenant's right to possession without terminating the Lease, Tenant shall remain liable for all Rent that accrues until the end of the lease term or until Lessor relets the Premises, whichever comes first.
 23. Actual Apartment may vary slightly from model. Security deposits receive interest annually at the average passbook savings rate for the area. The interest will be disbursed to the tenant upon move out. Request for disbursement or an annual accounting will be provided by Lessor at Lessee's written request.
 24. If any item in the ADDENDUM conflicts with what is written in the preprinted first part of the Lease, then that which is in the ADDENDUM will be the determining part and will override anything conflicting in the other part of the lease.
- ATTENTION: Smokers**
25. Removal of Cigarette, Cigar, Pipe, Fire Smoke in the apartment is not considered normal wear and tear. To remove the smell all walls and ceilings must be sealed and painted. The cost to seal and paint all walls is \$800.00 minimum. Air ducts must be cleaned. ServiceMaster charges \$450.00/apartment or \$600.00/townhouse for air duct cleaning. All blinds must be replaced. The cost is \$50/ per blind. If it is necessary to replace the carpet and padding the cost is \$18.84 /yd.
All of the above listed costs will be passed onto the exiting tenant.

Security Deposit is due at lease signing. First Month's Rent must be paid when keys are given.

THIS IS A LEGAL AND BINDING CONTRACT.

Tenant _____

AGENT/LESSOR

Tenant _____