



**ADDENDUM TO LEASE AGREEMENT**

**Property Address:** \_\_\_\_\_

1. \_\_\_\_/\_\_\_\_ Tenant understands there will be a move-in inspection and a move-out inspection in order to complete a checklist. Any damages to the property shall be deducted from Tenant's security deposit and if damages exceed the amount of the security deposit, the balance may result in court action.
2. \_\_\_\_/\_\_\_\_ Tenant agrees to a survey of the property 90 days after move in and understands that an annual survey will be done thereafter.
3. \_\_\_\_/\_\_\_\_ **Tenant agrees and understands that carpets and home will be professionally cleaned by a professional carpet cleaning company and professional cleaning company upon their move out and deducted from the security deposit. (Property Manager will schedule.)**
4. \_\_\_\_/\_\_\_\_ Should Tenant break lease prior to expiration period (if applicable), releasing costs, advertising costs, rental commission and subsequent rental amount will be charged to Tenant.
5. \_\_\_\_/\_\_\_\_ Tenant may make upgrades to the yard. Any major changes must be requested and approved by Owner in writing and all are at Tenant's expense. Tenant agrees not to alter the automatic irrigation system without written permission.
6. \_\_\_\_/\_\_\_\_ **Tenant will not apply the security deposit as payment of the last month's rent.**
7. \_\_\_\_/\_\_\_\_ **Any repairs are to be reported to the Owner's agent before taking any action.** Failure to do this puts the liability of payment on the Tenant. All requests for work must be in writing. Forms are available if not already provided.
8. \_\_\_\_/\_\_\_\_ Tenant must provide proof of Renter's Insurance prior to delivery of possession of property and Owner must be named as an additional Payee on said policy.
9. \_\_\_\_/\_\_\_\_ Tenant is to have utilities, electricity, gas, water and garbage services put into Tenant's name as of move-in date.
10. \_\_\_\_/\_\_\_\_ If tenant resides in a property governed by a Home Owners' Association, Tenant shall abide by the CC&R's, By Laws and Articles of Incorporation of the Association. Homeowner to provide a copy of same for Tenant prior to or upon occupancy.

Tenant initials: \_\_\_\_\_ / \_\_\_\_\_

Date: \_\_\_\_\_

11. \_\_\_\_/\_\_\_\_ During the last 30 days of occupancy, Tenant will allow signage and a real estate key lock box to be placed on property and property to be shown to prospective tenants during reasonable hours and with prior notice received.
12. \_\_\_\_/\_\_\_\_ Registered Sex Offenders Notice: Pursuant to Section 290.46 of the Penal Code, information about specified sex offenders is made available to the public via the Internet website maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov). Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and zip code in which he or she resides.
13. \_\_\_\_/\_\_\_\_ Tenant understands that maintaining all smoke detectors and carbon monoxide detectors in proper working order at all times is their responsibility and for their own safety. Further, Tenant agrees, should this be a hardship, to contact the Property Management Company immediately and assistance will be provided.
14. \_\_\_\_/\_\_\_\_ Tenant understands that the cost to repair any system on the property that is identified by others (i.e. repair contractors) as caused by tenant negligence will be the responsibility and liability of the tenant.
15. \_\_\_\_/\_\_\_\_ As part of move – in inspection all valves must be inspected and found to be in working order.
16. \_\_\_\_/\_\_\_\_ Tenant understands that any reoccurring or one time pest control service(s) is the responsibility of the tenant.

THE UNDERSIGNED PARTIES AGREE THAT ALL OF THE ABOVE CLAUSES ARE A PART OF THE ABOVE-REFERENCED LEASE/RENTAL AGREEMENT.

**Tenant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Tenant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Agent:** \_\_\_\_\_ **Date:** \_\_\_\_\_