

ADDENDUM TO LEASE

**MEMORANDUM OF INSPECTION — DAMAGE LISTING & SEPARATE
MAINTENANCE AGREEMENT — WALK-THRU INSPECTION _____**

In Re:Lease Dated: _____ between _____ and _____.

On this date, the undersigned have entered into a lease agreement listed above with security deposit. Prior to tendering such deposit the prospective tenant inspected the premises to be leased and has found that a comprehensive listing of existing damage and estimated cost to repair is listed below;

A walk-thru inspection was done and no damages exist or repairs are required on this “as is “ lease. _____
In consideration of the rental of the leased premises and other valuable consideration, it is agreed that Tenant shall take good care of the premises and return same at the expiration of this lease in as good condition as received, both inside and outside. And further if a rent concession was granted for “as is” lease, damages will be enforced as follows;

1. The tenant shall maintain the interior of the premises herein leased, and all appliances therein or thereon at own expense, shall not commit nuisance or waste and shall comply with all ordinances and laws pertaining to the Tenancy.
2. The tenant agrees to replace all broken glass in the windows, doors, etc. regardless of any cause, also put in good repair, all locks, or keys to same, if lost, or to pay for the same, at fair valuation.
3. The tenant agrees to limit the use of the electric fixtures on said premises to those in the premises at the date of this lease and further agrees not to use any multiple socket, extension cords, or do anything else that would increase the load on the electric wiring and not to erect wiring and not to erect an aerial on roof or chimney, or not to install an air conditioner without the written consent from the Agent.
4. The tenant agrees to keep the plumbing in good working order at all times and to repair the same at Lessee's expense.
5. Accepted minimum charges for damages as follows: vinyl floor repair \$70, vinyl floor replacement \$16 per yard, broiler pan & rings replacement \$55 @, damaged disposal \$155, clean refrigerator \$45, oven cleaning \$50, trash removal \$95, clean patio area \$95, vacuum dwelling \$95, clean out storage area \$65, grass cutting \$45, broken thermostat \$157, stopped up plumbing \$192, wallpaper repair \$90 per wall, carpet repair \$90, carpet replacement \$18 per yard, damaged lock \$95, repaint walls \$95 per wall, mulch bed regroomed \$300, broken light cover/fixture \$52, chipped/scratched tub/shower \$89, broken shower door \$450, broken towel, toilet /rings, holders \$45@, chipped/stained counter top \$98, broken toilet seat \$45, replace commode \$365, stickers in tub/shower \$85, bathroom cleaning \$155, shower head broken/missing \$60, ceramic tile broken \$37 per square, drywall damage \$90 per spot, light bulbs burned out/missing \$8, fireplace ash removal \$49, ceiling fan missing/broke \$190, cable outlet damage in/outside \$60, window screens/patio screen \$69/\$98, window pane broken — large/small \$362/\$447, patio glass per pane \$570, door damage-entry/interior \$422, door jamb damage-entry/interior \$450, keys not returned \$90, replace shrubs \$100, garage door damage \$300 per panel, clean gutters \$150 and remove leaf liter \$175.
6. _____The application to rent the premises herein leased is hereby made a part of this lease. Tenant warrants the information contained therein and if false, the Lessor may at his/her option, terminate the lease. Further, the Tenant hereby gives Lessor the right to check credit by any means possible and disclose any information in regards to payment or performance of this lease without having further written permission of the applicant/tenant.
7. John Smith is the owner and real estate broker of this property. _____

Lessor _____ **Tenant** _____