

RIDER TO LEASE

1. Tenant agrees and understands that animals are not permitted at anytime in the apartment, regardless of ownership or duration.
2. Tenant agrees and understands that washing machines are not permitted in the apartment at anytime. If a washing machine should be in the apartment and cause any damage, including, but not limited to water, suds, soaking, floor or ceiling damage and/or plumbing to the premises by the use of such washing machine then the breaching Tenant will be billed as “added rent” and payment will be due and payable on the first day of the month following delivery of bill to the tenant. Tenant’s failure to pay said bill will subject the tenant to eviction proceeding for nonpayment of rent.
3. Tenant is required to update all security equal to current rent within thirty (30) days from the Tenant’s lease renewal date. Tenant will be responsible for all of Landlord’s reasonable legal fees related to collection of security funds required to update the Tenant’s security.
4. Tenant has been supplied a working refrigerator and stove and agrees any repair or replacement is Tenant’s responsibility.
5. Landlord is not responsible for theft or damage to Tenant’s personal property and/or vehicles on premises.
6. Tenant has inspected the apartment and acknowledges the apartment has been received in good condition with no peeling paint or plaster. The Tenant will provide the Landlord written notice of any deteriorating paint or needed repairs to the Tenant’s apartment. Tenant’s notice must be made by certified mail return receipt requested upon the Landlord’s address indicated on this Lease.
7. Tenant will immediately notify Landlord in writing of all children residing in the Tenant’s apartment under the age of seven (7) years old.
8. Tenant acknowledges receipt of the disclosure of information on lead-based paint and lead-based paint hazards in compliance with EPA and HUD regulations.
9. Tenant must obtain Landlord’s consent in writing before Tenant changes any locks to Tenant’s apartment. Tenant must provide Landlord a complete set of working keys to Tenant’s apartment immediately upon Tenant changing any locks. Failure to provide Landlord a set of the Tenant’s apartment keys will be deemed a material breach of the Tenant’s lease and will subject Tenant to termination of lease.
10. Any Court awarded legal fees and/or Court costs against the Tenant, shall be immediately paid. If payment is not received within ten (10) days, Tenant will be deemed to have been billed said fees and costs as “added rent” in accordance with the Tenant’s lease and is payable, together with the next monthly rent due. Failure by Tenant to pay any added rent, will subject the Tenant to a nonpayment proceeding.
11. Tenant agrees and understands not to install any type of satellite dish anywhere in or on the building premises. Tenant’s installation of a satellite dish will be deemed a material breach of the Tenant’s lease and will subject Tenant to termination of Tenant’s lease. Tenant’s installation of any satellite dish is subject to removal by the Landlord, without notice, at the Tenant’s expense and liability regardless of the length of time said satellite dish had remained on premises.
12. Rent is due the first day of each month regardless of when the Tenant actually received possession of the apartment. If the rent or added rent is not received by Landlord within 10 days of the due date, Landlord may charge the Tenant a late fee of (1) \$50.00, or (2) 1½ % of the sum due, each month, as added rent.
13. If the Tenant pays rent by check and said check is dishonored or not paid by the bank on which the check was drawn for any reason, Tenant will be responsible to pay the Landlord a “Dishonored Check Fee” of \$50.00. This fee is added rent and may be the subject of a non-payment summary proceeding if not immediately paid.
14. Rent is due by the first day of each month. For purposes of this paragraph, payment after the first day of each month shall be considered a “late Payment.” More than three (3) late payments in any twelve month period shall be deemed to be a failure to comply with a substantial obligation of this lease and are grounds for the termination of this lease and eviction of the Tenant by the Landlord.
15. Tenant must cover 85% of the apartment floors with carpeting or rugs at all times.
16. Upon expiration of the Lease, the vacating of the apartment by the Tenant and surrendering of all keys, the Landlord will then have two (2) weeks to conduct a post-vacancy inspection. If all terms and conditions have been complied with by the Tenant, the Landlord will forward the Tenant’s security refund to the Tenant’s forwarding address.
17. The tenancy term starts on the first day of the calendar month the Lease begins. The tenancy term ends on the last day of the calendar month the Lease ends. No exceptions. Actual date of occupancy by the Tenant does not modify neither the rent payment due date, nor end date of the Lease nor the time the Tenant must surrender the apartment.

LANDLORD

TENANT(S)

DATE

DATE