

ADDENDUM TO RENTAL AGREEMENT

THIS ADDENDUM is made and entered into between _____ PropOwn/Agent _____, "Owner/Agent"
and _____ ResidentU1a & ResidentU1b _____, "Resident"

Resident is renting from Owner/Agent the premises located at:

_____ 123 Anystreet, Anytown CA 91234 _____ Unit # (if applicable) U1

This addendum shall be and is incorporated into the Rental Agreement/Lease between Owner/Agent and Resident.

IN CONSIDERATION OF THEIR MUTUAL PROMISES, OWNER AND RESIDENT AGREE AS FOLLOWS:

1. NOTICE OF TERMINATION of this agreement by any Resident shall be deemed a termination of all occupants.
2. ALTERATIONS - Resident agrees not to mark upon, paint, wallpaper, or make any alteration to the premises (including installation of shelves) without written consent of management. Do not use stickers or tape of any kind on windows and walls and do not use Spackle. If your new home is paneled, please use as few nails possible. Resident is not permitted to add or modify locks. Any lock change desired by Resident must be made by management at Resident's expense.
3. The Resident further agrees to pay ALL COSTS incurred by the management to return premises to original condition if any of the above is done without prior written consent.
4. The Resident agrees to keep decks and other areas that are open to view by others in a clean, orderly, and sanitary condition. Laundry, drying racks, and household items such as rugs, bedding, etc. must not be visible from outside the residence. These areas are not intended for storage - this includes, but is not limited to, appliances and household furniture. Resident agrees to keep a clear 36-inch wide pathway on all exterior stairs, stairway landings, and entryways.
5. UTILITIES billed by management are billed for the preceding month and will be due and payable on the first of the month after billing date.
6. PLUMBING - Management has checked toilets and drains prior to Resident's occupancy and found them in working order. Should toilets or drains become clogged within one month of occupancy, Management will be responsible for repairs; otherwise, Resident is responsible for repairs during tenancy unless it is determined by the plumber that the property is the cause of the problem.
7. DO NOT POUR cooking grease, fats, or oils down the drain – hot water will not melt fat away. Cooking grease hardens in the sewer pipes and creates a plug that causes most blockages.
8. DO NOT FLUSH sanitary supplies or disposable diapers. The plumbing system is not equipped to handle such items. Resident will be billed for the cost of repair of septic problems caused by Resident. These bills can run into the thousands of dollars.
9. PESTS - Should pests such as ants, fleas, or mice become a problem within the first month of tenancy, Management should be informed and will be responsible for cost involved in exterminating said pests. Should pests become a problem after the first month's tenancy, Resident will be responsible for cost of extermination. Management will be proactive in preventing any infestation at all times to common areas outside the unit.
10. GENERAL - Open windows whenever possible to air out your home. Upon vacating, you will be responsible for removing mildew from bathroom walls and ceilings.
11. SHOPPING CARTS - Removing a shopping cart from a store premises is illegal without written permission. (Business and Professional Code 22435)
12. TELEPHONE NUMBERS - Residents are required to keep the management informed of any change in telephone numbers.

Date _____ Resident

Date _____ Resident

Date _____ Owner/Agent